

*New Business Agenda*

*2-4-20*

*Referrals*

**PLANNING AND  
ECONOMIC  
DEVELOPMENT  
STANDING  
COMMITTEE**

32

OFFICE OF CONTRACTING  
AND PROCUREMENT

February 3, 2020

HONORABLE CITY COUNCIL:

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

6000226      100% City Funding – AMEND 6 – To Provide an Extension of Time and an Increase of Funds to Create New Business and Jobs, Retain and Expand Existing Businesses and to Improve the Physical Conditions of Commercial Corridors in Mutually Agreed Upon Project Areas. – Contractor: Economic Development Corporation – Location: 500 Griswold Suite 2200, Detroit, MI 48226 – Contract Period: Upon City Council Approval through January 31, 2021 – Contract Increase Amount: \$2,600,000 – Total Contract Amount: \$14,723,141.96 **HOUSING AND REVITALIZATION** (*Previous Contract Term: September 1, 2014 through December 31, 2019*)

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer  
Office of Contracting and Procurement

BY COUNCIL MEMBER           TATE          

**RESOLVED**, that Contract No. 6000226 referred to in the foregoing communication dated February 3, 2020, be hereby and is approved.

33

**OFFICE OF CONTRACTING  
AND PROCUREMENT**

February 3, 2020

HONORABLE CITY COUNCIL:

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

6002697      100% City Funding – To Provide Services to Conduct Resident Engagement and Needs Assessment Activities for the Greater Corktown Project. – Contractor: Wayne State University – Location: 5700 Cass Avenue Suite 2207 A/AB, Detroit, MI 48202 – Contract Period: Upon City Council Approval through February 18, 2021 – Total Contract Amount: \$79,032.00  
**HOUSING AND REVITALIZATION**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer  
Office of Contracting and Procurement

**BY COUNCIL MEMBER**                     TATE                    

**RESOLVED**, that Contract No. 6002697 referred to in the foregoing communication dated February 3, 2020, be hereby and is approved.

OFFICE OF CONTRACTING  
AND PROCUREMENT

34

February 3, 2020

HONORABLE CITY COUNCIL:

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

6002698      100% City Funding – To Provide Services to Conduct Resident Engagement and Needs Assessment Activities for the Greater Corktown Project. – Contractor: United Community Housing Coalition – Location: 2727 Second Avenue Suite 313, Detroit, MI 48201 – Contract Period: Upon City Council Approval through February 18, 2021 – Total Contract Amount: \$50,000  
**HOUSING AND REVITALIZATION**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer  
Office of Contracting and Procurement

**BY COUNCIL MEMBER**           TATE          

**RESOLVED**, that Contract No. 6002698 referred to in the foregoing communication dated February 3, 2020, be hereby and is approved.

35

OFFICE OF CONTRACTING  
AND PROCUREMENT

February 3, 2020

HONORABLE CITY COUNCIL:

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

6002478      100% City Funding – AMEND 1 – To Provide an Increase of Funds to Conduct Environmental Remediation and Additional Work to Assist in Preparing the Properties for Future Development. – Contractor: Detroit Brownfield Redevelopment Authority – Location: 500 Griswold Suite 2200, Detroit, MI 48226 – Contract Period: Upon City Council Approval through November 3, 2020 – Contract Increase Amount: \$250,000 – Total Contract Amount: \$500,000  
**PLANNING AND DEVELOPMENT**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer  
Office of Contracting and Procurement

BY COUNCIL MEMBER           TATE          

**RESOLVED**, that Contract No. 6002478 referred to in the foregoing communication dated February 3, 2020, be hereby and is approved.

# City of Detroit



**Alton James**  
Chairperson  
**Lauren Hood**  
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  
e-mail: [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)

**Brenda Goss Andrews**  
**Damion W. Ellis**  
**David Esparza, AIA, LEED**  
**Gregory Pawlowski**  
**Frederick E. Russell, Jr.**  
**Angy Webb**  
**Henry Williams**

January 30, 2020

HONORABLE CITY COUNCIL

**RE: Proposed Text Amendment to Chapter 50 of the 2019 Detroit City Code, Zoning, Traditional Main Street Overlay Ordinance (RECOMMEND APPROVAL – AWAITING REVISED ORDINANCE FROM THE LAW DEPARTMENT)**

On November 14, 2019 the City Planning Commission submitted a report and recommendation on the above captioned matter. Pursuant to the public hearing and subsequent deliberations of the Planning and Economic Development Standing Committee and the procedural findings of the Law Department, a revised version of the ordinance is being prepared by the Law Department. The revision will reflect the Committee's desired change of permissibility for brewpubs in the B3 zoning district from matter of right as proposed to conditional. We await receipt of the revised ordinance approved as to form by Law.

For your information we have retained the text of the original report below.

## **Background**

In 2005 with the recent adoption of the major rewrite of Chapter 61, the Detroit Zoning Ordinance, the Planning and Development Department (P&DD) submitted a series of design-related provisions that would apply to a number of pedestrian retail oriented business strips where there was the desire for more sensitive design. These business strips were identified in the First General Text Amendment to the Zoning Ordinance as "Traditional Main Street Overlay (TMSO) Areas" (*Ord. No. 20-05*). Subsequent to 2005, the TMSO provisions were adjusted in 2013 (*Ord. No. 23-13*).

Currently, there are nine TMSO areas:

- (1) *West Seven Mile*. All zoning lots abutting West Seven Mile Road between the zoning lots at the four (4) corners of John R Avenue and the center line of Woodward Avenue.
- (2) *Grand River*. All zoning lots abutting Grand River Avenue between the center line of Woodmont Avenue and the zoning lots at the four (4) corners of Evergreen Road.
- (3) *Bagley/Vernor*. All zoning lots abutting Bagley Avenue between the center line of 16<sup>th</sup> Street and the center line of 24<sup>th</sup> Street; and all zoning lots abutting West Vernor Highway between the center line of Newark Avenue and the center line of Clark Street.
- (4) *Livernois/West McNichols*. All zoning lots abutting Livernois Avenue between the center line of the John C. Lodge Freeway and the center line of West Eight Mile Road;

and all zoning lots abutting West McNichols Road between the center line of Lawton Avenue and the zoning lots at the four (4) corners of Wyoming Avenue.

- (5) *East Jefferson*. All zoning lots abutting East Jefferson Avenue between the center lines of Dickerson Avenue/Gray Avenue and the city limits of Grosse Pointe Park.
- (6) *Woodward*. All zoning lots abutting Woodward Avenue between the center line of Temple Avenue/Alfred Street and the city limits of Highland Park.
- (7) *Grand Boulevard*. All zoning lots abutting West Grand Boulevard/East Grand Boulevard between the John C. Lodge freeway (M-10) and the eastern edge of Cameron Street (extended).
- (8) *Michigan Avenue*. All zoning lots abutting Michigan Avenue between the John C. Lodge freeway (M-10) and the zoning lots at the four (4) corners of Vinewood Avenue.
- (9) *Vernor/Springwells*. All zoning lots abutting West Vernor Highway between the center line of Clark Street and the zoning lots at the four (4) corners of Woodmere Avenue; and all zoning lots abutting Springwells Avenue between the four (4) corners of West Vernor Highway and the four (4) corners of the Fisher Freeway (I-75) service drives.

Zoning lots abutting these nine TMSO street segments are subject to additional design standards intended to improve the curb appearance of the business strip and to enhance a pedestrian-friendly environment. Those standards relate to a variety of factors:

- Building site relationship; placement and orientation.
- Site design standards: Fencing.
- Building design: Style.
- Building design standards:
  - Massing, scale, and form.
  - Façade and architectural details.
  - Drive-up and drive-through facilities.
  - Corner lot buildings.
  - Entryways.
  - Materials.
  - Color and finish.
  - Awnings, canopies and marquees.
  - Lighting.
  - Blank walls.
  - Security roll-down doors and grilles.
  - Utilities, Service Areas, and Rooftop mechanical equipment.
  - Architecturally and historically significant buildings; renovation, addition and maintenance of existing buildings.
  - Vacant structures.
- Parking design standards: parking areas.
- Signage and communication elements design standards.

As part of the Administration's efforts to support and encourage development along neighborhood commercial corridors, the Planning and Development Department is suggesting a series of updates and revisions to the TMSO provisions.

### Scope of the proposed "TMSO Ordinance"

The proposed ordinance would alter provisions related to three overlay areas, not just the TMSO:

- Traditional Main Street Overlay (TMSO) Area,
  - The **boundaries** of the Grand River Avenue TMSO are expanded and also include a portion of Lahser Avenue (*Sec. 50-11-382*).
  - Segments of **East Warren and West Warren** Avenues are added to the list of TMSOs (*Sec. 50-11-312*).
  - Eleven of the **TMSO design standards** are further tailored to the various TMSO areas: Building site relationship, placement and orientation (*Sec. 50-14-432*); Façade and architectural details (*Sec. 50-14-436*); Drive-up and drive-through facilities (*Sec. 50-14-437*); Materials (*Sec. 50-14-440*); Color and finish (*Sec. 50-14-441*); Lighting (*Sec. 50-14-443*); Blank walls (*Sec. 50-14-444*); Security roll-down doors and grilles (*Sec. 50-14-445*); Vacant structures (*Sec. 50-14-448*); Parking design standards (*Sec. 50-14-449*); Signage and communication elements (*Sec. 50-14-450*).
  - Various "**maker**" uses (light industrial) are newly permitted in TMSOs on land zoned B2, B3, and B4, where the goods made are sold on site (*Sec. 50-9-47; Sec. 50-9-53; Sec. 50-9-77; Sec. 50-9-107; Sec. 50-9-113; Sec. 50-12-81; Sec. 50-12-82; Sec. 50-12-334; Sec. 50-12-336; Sec. 50-12-340; Sec. 50-12-342; Sec. 50-12-353; Sec. 50-12-359; Sec. 50-12-360; Sec. 50-12-361; Sec. 50-12-362; and Sec. 50-12-363*).
  - **Mixed-use residential/commercial-industrial** uses are further encouraged in TMSOs (*Sec. 50-9-44; Sec. 50-9-50; Sec. 50-9-74; Sec. 50-9-80; Sec. 50-9-104; Sec. 50-9-110; Sec. 50-12-22; Sec. 50-12-159; and Sec. 50-12-162*).
  - **Cabarets and bars** are newly permitted in TMSOs on land zoned B2 (*Sec. 50-9-52; Sec. 50-12-62; Sec. 50-12-66; Sec. 50-12-218; and Sec. 50-12-220*).
  - **Brewpubs** are newly permitted in TMSOs on land zoned B3 (*Sec. 50-9-76; Sec. 50-12-62; and Sec. 50-12-217*).
  - **Parking** regulations for uses in TMSOs are made more flexible (*Sec. 50-14-7; Sec. 50-14-34; Sec. 50-14-49; and Sec. 50-14-153*).
  - Membership of the **Design Review Advisory Committee**, which advises the Buildings, Safety Engineering and Environmental Department on TMSOs, is updated and reduced (*Sec. 50-2-62*).
- **Gateway Radial Thoroughfare Overlay Area**—the number of uses prohibited on Gateway Radials is reduced to allow certain "maker" uses (light industrial) in B2 and B4 Districts (*Sec. 50-11-364*).
- **Far Eastside Overlay Area**—the overlay is eliminated in its entirety (*Sec. 50-7-6; Sec. 50-11-491; Sec. 50-11-492; Sec. 50-11-493; Sec. 50-11-494; Sec. 50-11-495; Sec. 50-11-496;*



*Sec. 50-11-497; Sec. 50-11-498; Sec. 50-11-499; Sec. 50-11-500; Sec. 50-11-501; Sec. 50-11-502; and Sec. 50-11-503).*

Additionally, this text amendment provides for the following, applicable citywide:

- Removes “**secondhand stores/secondhand jewelry stores**” from the list of Regulated Uses (*Sec. 50-3-323; Sec. 50-12-69; Sec. 50-12-134; Sec. 50-12-304; and Sec. 50-16-362*);
- Expands the definition of “**residential use combined in structures** with permitted commercial uses” (*Sec. 50-16-362*);
- Clarifies the **rear setback** requirements in three instances (SD1, SD2 and TMSO) (*Sec. 50-11-215; Sec. 50-11-245*); and
- Amends the **coding symbols** displayed in the use table (*Sec. 50-12-5*).

### **Results of September 5, 2019 CPC hearing**

In 2019, P&DD staff had appeared before the CPC to offer a preview of the TMSO ordinance and at its regular meeting of September 5, 2019, the City Planning Commission held a statutory public hearing relative to the proposed changes in the TMSO overlay as well as other, unrelated zoning matters. Staff of P&DD and the CPC reviewed the proposed provisions of the text amendment and discussion ensued among commissioners.

Six speakers, including the Detroit Economic Growth Corporation, spoke in support of the proposed text amendment. Six letters were received, five of which were in support. A sixth letter, from Midtown Inc., indicated support and also included suggestions for modifications. Four corrections to the draft ordinance were proposed and accepted. One provisions was stricken from the ordinance but at the subsequent CPC meeting of September 19, 2019, it was restored.

### **Conclusion**

On September 19, 2019, the City Planning Commission voted to recommend approval of the proposed TMSO text amendment to Your Honorable Body. The attached ordinance, approved as to form by the Corporation Counsel, is ready for City Council’s consideration.

ALTON JAMES, Chairperson



Marcell R. Todd, Jr., Director  
M. Rory Bolger, Staff

### **Attachment**

cc: Katy Trudeau, Deputy Director, PDD  
Karen Gage, PDD  
David Bell, Director, BSEED  
Lawrence Garcia, Corporation Counsel  
Kimberly James, Law Department  
Tonja Long, Law Department  
Arthur Jemison, Chief of Infrastructure and Services

Alton James  
Chairperson  
Lauren Hood  
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)



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

January 30, 2020

HONORABLE CITY COUNCIL

**RE:           Zoning Ordinance Text Amendment (Chapter 50 of the 2019 Detroit City Code)—Van Dyke/Traditional Main Street Overlay (TMSO) Ordinance (RECOMMEND APPROVAL)**

On Thursday, January 9, 2020, the City Planning Commission (CPC) voted to recommend approval of the attached draft Zoning Ordinance text amendment to Your Honorable Body relative to a proposed Van Dyke Avenue Traditional Main Street Overlay (TMSO) area.

This CPC report and recommendation is being submitted in advance of the final ordinance, which is under review by the Law Department for approval as to form. By providing the document in advance Your Honorable Body will be able to act, whenever the signed copy is available.

**Background**

Traditional Main Street Overlay Areas were established in 2005 following the recent adoption of the major rewrite of the Detroit Zoning Ordinance. The Planning and Development Department (P&DD) had submitted a series of design-related provisions that would apply to a number of pedestrian retail oriented business strips where there was the desire for more sensitive design. These business strips were identified in the First General Text Amendment to the Zoning Ordinance as “Traditional Main Street Overlay Areas” (Ord. No. 20-05). Subsequent to 2005, the TMSO provisions were adjusted in 2013 (Ord. No. 23-13) and, most recently, the CPC approved a text amendment to establish new TMSO areas and to modify various TMSO design standards. That text amendment came up for a public hearing before the Planning and Economic Development standing committee on January 9, 2020 and received support of the committee with one substantive modification.

Currently, there are nine TMSO areas; if the TMSO amendment heard by City Council on January 9, 2020 is approved, one of the original TMSOs will be expanded and two new TMSOs will be added:

- (1) *West Seven Mile*. All zoning lots abutting West Seven Mile Road between the zoning lots at the four (4) corners of John R Avenue and the center line of Woodward Avenue.

- (2) *Grand River.* All zoning lots abutting Grand River Avenue between the center line of Woodmont Avenue and the zoning lots at the four (4) corners of Evergreen Road. If approved by Council, this TMSO will be extend from Greenfield Road to Lahser Road and a segment of Lahser Road, north of Grand River will be added.
- (3) *Bagley/Vernor.* All zoning lots abutting Bagley Avenue between the center line of 16<sup>th</sup> Street and the center line of 24<sup>th</sup> Street; and all zoning lots abutting West Vernor Highway between the center line of Newark Avenue and the center line of Clark Street.
- (4) *Livernois/West McNichols.* All zoning lots abutting Livernois Avenue between the center line of the John C. Lodge Freeway and the center line of West Eight Mile Road; and all zoning lots abutting West McNichols Road between the center line of Lawton Avenue and the zoning lots at the four (4) corners of Wyoming Avenue.
- (5) *East Jefferson.* All zoning lots abutting East Jefferson Avenue between the center lines of Dickerson Avenue/Gray Avenue and the city limits of Grosse Pointe Park.
- (6) *Woodward.* All zoning lots abutting Woodward Avenue between the center line of Temple Avenue/Alfred Street and the city limits of Highland Park.
- (7) *Grand Boulevard.* All zoning lots abutting West Grand Boulevard/East Grand Boulevard between the John C. Lodge freeway (M-10) and the eastern edge of Cameron Street (extended).
- (8) *Michigan Avenue.* All zoning lots abutting Michigan Avenue between the John C. Lodge freeway (M-10) and the zoning lots at the four (4) corners of Vinewood Avenue.
- (9) *Vernor/Springwells.* All zoning lots abutting West Vernor Highway between the center line of Clark Street and the zoning lots at the four (4) corners of Woodmere Avenue; and all zoning lots abutting Springwells Avenue between the four (4) corners of West Vernor Highway and the four (4) corners of the Fisher Freeway (I-75) service drives.
- (10) *East Warren Avenue* (Per 1/9/2020 Council hearing): All zoning lots abutting East Warren Avenue between Audubon Avenue and the four corners of Radnor Street.
- (11) *West Warren Avenue* (Per 1/9/2020 Council hearing): All zoning lots abutting West Warren Avenue between the Southfield Freeway and Greenfield Road.

Zoning lots abutting these TMSO street segments are subject to additional design standards intended to improve the curb appearance of the business strip and to enhance a pedestrian-friendly environment. Those standards relate to a variety of factors:

- Building site relationship; placement and orientation.
- Site design standards: Fencing.
- Building design: Style.
- Building design standards:

- Massing, scale, and form.
  - Façade and architectural details.
  - Drive-up and drive-through facilities.
  - Corner lot buildings.
  - Entryways.
  - Materials.
  - Color and finish.
  - Awnings, canopies and marquees.
  - Lighting.
  - Blank walls.
  - Security roll-down doors and grilles.
  - Utilities, Service Areas, and Rooftop mechanical equipment.
  - Architecturally and historically significant buildings; renovation, addition and maintenance of existing buildings.
  - Vacant structures.
- Parking design standards: parking areas.
  - Signage and communication elements design standards.

The proposed addition of Van Dyke to the list of TMSOs is requested by the Planning & Development Department per the request of Council Member Scott Benson.

### **Scope of the proposed “Van Dyke/TMSO Ordinance”**

The proposed ordinance would provide the following:

- Establish the Van Dyke Street Traditional Main Street Overlay Area (TMSO) between East Seven Mile and East Eight Mile Roads;
- Allow outdoor eating areas in a TMSO as a matter of right where located in front of a building in the B2, B3, and B4 zoning classifications;
- To establish the conditions under which parking waivers can be approved in the Van Dyke TMSO; and
- To specify which design standards in Traditional Main Street Overlay Areas apply to the proposed Van Dyke TMSO.

### **Results of Public Hearing**

On December 5, 2019, the CPC held a statutory public hearing regarding the proposed text amendment. Five members of the public spoke at the hearing.

One business owner challenged the appropriateness of applying standards to Van Dyke that might be suitable for Livernois given the differences between the two areas and spoke in detail about parking problems for businesses on Van Dyke.

A second business owner voiced support for the proposed ordinance but expressed concern for the impact new business would have on available parking.

The director of the area's community development corporation indicated her support of the proposed ordinance and commended P&DD for its involvement.

A spokesperson for the Livernois/6 Mile organization indicated his area's support for the TMSO provision facilitating outdoor eating areas.

A third business owner from the area raised questions concerning the difficulty of obtaining approval for a used car lot and spoke to the safety-related concerns on the business strip.

Commissioners acknowledged the concerns of businesses on parking and traffic and security matters and noted that further engagement with the residential and business community was warranted to ensure a deeper understanding of the scope of the proposed ordinance. P&DD staff and CPC staff agreed to work with the community development corporation and business association to schedule additional meetings on the ordinance.

### **Additional Community Engagement**

On Wednesday, January 8, 2020, staff from P&DD and the CPC met for a luncheon gathering of the Northeast Detroit Business Association in the SAY Place Center at Lipke Park—a meeting attended by 26 people. P&DD presented a Power Point detailing the nature of the Traditional Main Street Overlay and the four specific provisions that would apply to Van Dyke Avenue between East Seven Mile and East Eight Mile Roads.

The discussion that ensued in the course of the two hour meeting was most positive and amicable. Concerns and misunderstandings over the possible impact of the ordinance were addressed to the satisfaction of those gathered. General support of the TMSO provisions was evident.

On the same day, a second meeting was convened at 7:00 PM at the offices of the Nortown Community Development Corporation on the same day related to the Van Dyke/TMSO ordinance. This meeting was geared primarily to residents and block clubs and involved 13 people, seven of whom were area residents and/or business operators/owners. More spirited discussion arose on parking-related matters as well as concerns over area security. It was explained that with or without the proposed Van Dyke TMSO these matters needed to be addressed through enforcement efforts and concerted community involvement. With a fuller understanding of the proposed ordinance's scope, no specific opposition to the ordinance was raised.

### **Findings and Recommendation**

The CPC finds that the one-mile stretch of Van Dyke between Seven and Eight Mile Roads to be a good candidate for the proposed design standards that come with TMSO designation (for new businesses and existing businesses that are significantly altered architecturally). Only four of the 19 standards would apply to Van Dyke, similar to the applicability of standards to recently proposed TMSOs on East Warren, West Warren, and portions of Grand River/Lahser. Support

for these standards seems to be broad and the mood in the community is optimistic over the area's current improvement and future development.

The CPC further finds that the proposed ordinance satisfies the text amendment approval criteria specified in Sections 50-3-13 through 50-3-15. Accordingly, the City Planning Commission voted at its meeting of January 9, 2020 to recommend approval of the attached Van Dyke/TMSO ordinance, as drafted.

ALTON JAMES, Chairperson

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Marcell R. Todd, Jr.", written in dark ink.

Marcell R. Todd, Jr., Director  
M. Rory Bolger, Staff

Attachment

DRAFT

Jan. 14, 2020

1 **BY COUNCIL MEMBER \_\_\_\_\_**;

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by  
3 amending Article IX, Division 4, *B3 Shopping District*, Section 50-9-82, *Conditional retail,*  
4 *service, and commercial uses*; Article XI, *Special Purpose Zoning Districts and Overlay Areas*  
5 Division 14. *Overlay areas*, Subdivision B. *Traditional Main Street Overlay Areas*, Sec. 50-11-  
6 382, *Designated Traditional Main Street Overlay Areas*; Article XII, *Use Regulations*, Division 1,  
7 *Use Table*; Subdivision D, *Retail, Service and Commercial Uses*, Section 50-12-62, *Food and*  
8 *beverage service*; Division 3, *Specific Use Standards*, Subdivision C. *Retail, Service and*  
9 *Commercial Uses; Generally*, Section 50-12-217, *Brewpub and microbrewery and small distillery*  
10 *and small winery*; Subdivision E. - *Retail, Service and Commercial Uses; Generally*, Sec. 50-12-  
11 311, *Restaurants, standard*; Article XIV, *Development Standards*, Division 1, *Off-Street Parking,*  
12 *Loading, and Access*, Subdivision F, *Waivers and Alternative Parking Plans*, Sec. 50-14-153.  
13 *Waiver of off-street parking requirements for uses or buildings minimally deficient*, Division 3,  
14 *Architectural and Site Design Standards*, Subdivision C. *Traditional Main Street Overlay Areas,*  
15 Sec. 50-14-436, *Building design standards—Façade and architectural details*, Sec. 50-14-437,  
16 *Building design standards - Drive-up and drive-through facilities*, Sec. 50-14-440, *Building*  
17 *design standards—Materials*, Sec. 50-14-441, *Building design standards—Color and finish*, Sec.  
18 50-14-444, *Building design standards—Blank walls*, Sec. 50-14-445, *Building design standards—*  
19 *Security roll-down doors and grilles*, Sec. 50-14-448, *Building design standards—Vacant*  
20 *structures*, and Sec. 50-14-45, *Signage and communication elements design standards,*  
21 collectively in order to establish the Van Dyke Street Traditional Main Street Overlay Area; allow  
22 outdoor eating areas as a matter of right when in specified locations in the B2, B3, and B4 zoning  
23 classifications when located in a Traditional Main Street Overlay Area; to permit brewpubs as a

DRAFT

Jan. 14, 2020

1 Van Dyke Street Traditional Main Street Overlay Area; allow outdoor eating areas as a matter of  
2 right when in specified locations in the B2, B3, and B4 zoning classifications when located in a  
3 Traditional Main Street Overlay Area; to permit brewpubs as a conditional use in the B3 zoning  
4 district where located in a Traditional Main Street Overlay Area, to provide parking waivers in  
5 Traditional Main Street Overlay Areas; and to revise certain design standards in Traditional Main  
6 Street Overlay Areas. , as follows:

7 **ARTICLE IX. BUSINESS ZONING DISTRICTS**

8 **DIVISION 4. B3 SHOPPING DISTRICT**

9 **Sec. 50-9-82. - Conditional retail, service, and commercial uses.**

10 Conditional retail, service, and commercial uses in the B3 Shopping District are as follows:

- 11 (1) Arcade.
- 12 (2) Automated teller machine not accessory to another use on the same zoning lot,  
13 which is stand- alone, with drive-up or drive-through facilities.
- 14 (3) Bank with drive-up or drive-through facilities.
- 15 (4) Business college or commercial trade school.
- 16 (5) Brewpub or microbrewery or small distillery or small winery, subject to Section  
17 50-12-217 of this Code.
- 18 (56) Cabaret.
- 19 (67) Customer service center with drive-up or drive-through facilities.
- 20 (78) Dance hall, public.
- 21 (89) Establishment for the sale of beer or alcoholic liquor for consumption on the  
22 premises.
- 23 (910) Financial services center.

Formatted: List Paragraph, Indent: Left: 0.5", Hanging: 0.5", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 0.75", Tab stops: 1", Left + Not at 0.94"

Formatted: Underline

Formatted: Underline

Formatted: Underline

Formatted: Underline

Formatted: Underline

Formatted: Strikethrough

Formatted: Underline



DRAFT

Jan. 14, 2020

- 1 (1) *West Seven Mile*. All zoning lots abutting West Seven Mile Road between the  
2 zoning lots at the four corners of John R Avenue and the center line of Woodward  
3 Avenue.
- 4 (2) *Grand River*. All zoning lots abutting Grand River Avenue between the center line  
5 of Woodmont Avenue and the zoning lots at the four corners of Evergreen Road.
- 6 (3) *Bagley/Vernor*. All zoning lots abutting Bagley Avenue between the center line of  
7 16th Street and the center line of 24th Street; and all zoning lots abutting West  
8 Vernor Highway between the center line of Newark Avenue and the center line of  
9 Clark Street.
- 10 (4) *Livernois/West McNichols*. All zoning lots abutting Livernois Avenue between the  
11 center line of the John C. Lodge Freeway and the center line of West Eight Mile  
12 Road; and all zoning lots abutting West McNichols Road between the center line  
13 of Lawton Avenue and the zoning lots at the four corners of Wyoming Avenue.
- 14 (5) *East Jefferson*. All zoning lots abutting East Jefferson Avenue between the center  
15 lines of Dickerson Avenue/Gray Avenue and the city limits of Grosse Pointe Park.
- 16 (6) *Woodward*. All zoning lots abutting Woodward Avenue between the center line of  
17 Temple Avenue/Alfred Street and the city limits of Highland Park.
- 18 (7) *Grand Boulevard*. All zoning lots abutting West Grand Boulevard/East Grand  
19 Boulevard between the John C. Lodge freeway (M-10) and the eastern edge of  
20 Cameron Street (extended). Standards for West Grand Boulevard between John C.  
21 Lodge freeway (M-10) and West Grand River in the Grand Boulevard Overlay  
22 Area, are available in Subdivision D of this division.

Jan. 14, 2020

1 that violators are subject to fines as prescribed by law. A minimum of two such  
2 signs shall be posted within the building near the checkout counter of the  
3 restaurant, and a minimum of four such signs shall be posted within the parking  
4 area so as to be clearly visible from all vehicles on the premises;

5 (4) Drive-up, drive-through facilities may be provided in the B3 and B4 Districts only  
6 where approved as conditional uses and subject to the provisions for vehicle  
7 stacking in Article XIV, Division 1, Subdivision H, of this chapter. Where  
8 practicable, there shall be at least one temporary vehicle stopping space after the  
9 delivery window so motorists may prepare themselves for a safe exit onto the  
10 public roadway. In accordance with Article IX and Article XI of this chapter, in  
11 the B2, PCA, SD1, SD2, and SD4 Districts, such drive-through facilities are  
12 prohibited; this regulation may not be waived by the Board of Zoning Appeals.  
13 In the M2, M3, M4, and TM Districts, such drive-through facilities are permitted  
14 by right, subject to the provisions of Article XIV, Division 1, Subdivision H, of  
15 this chapter. Standard restaurants with drive-up or drive-through facilities are  
16 prohibited on any zoning lot abutting a Gateway Radial Thoroughfare; this  
17 regulation may not be waived by the Board of Zoning Appeals;

18 (5) Designated outdoor eating areas, such as in a courtyard or on a roof or deck, may  
19 be provided in the B2, B3, or B4 District only where approved as conditional  
20 uses, except in a Traditional Main Street Overlay Area, where outdoor eating  
21 areas that are on the front or in front of the building shall be permitted on a matter  
22 of right basis. Such feature may be provided on a by-right basis in those other  
23 zoning districts where standard restaurants are permitted by right. Designated

Jan. 14, 2020

DRAFT

**Subdivision D. Retail, Service and Commercial Uses**

**Sec. 50-12-62. Food and beverage service.**

Regulations regarding food and beverage service uses are as follows:

Use Category	Residential					Business					Industrial					Special and Overlay					Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)					
	R1	R2	R3	R4	R5	B1	B2	B3	B4	B5	I1	I2	I3	I4	I5	P1	T2	W3	M4	R5		S1	S2	S3	S4	S5
Brewpub or microbrewery or small distillery or small winery											C	C	C	C	C											CU; RU; Section 50-12-217
Commissary																										
Establishment for the sale of beer or alcoholic liquor for consumption on the premises																										RU;SPC; Section 50-12-220

DRAFT

Jan. 14, 2020

Use Category	Specific Land Use	Residential						Business						Industrial						Special and Overlay						Standards General (Art. XII, Div. 2) Specific (Art. XII, Div. 3)								
		1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	1		2	3	4	5				
	Restaurant, fast-food, with drive-up or drive-through facilities	R	R	R	R	R	R	B	B	B	B	B	B	M	M	M	M	M	M	P	P	P	P	P	P	C	M	R	1	2	3	4	5	SPC;
	Restaurant, fast-food, without drive-up or drive-through facilities	R	R	R	R	R	R	C	C	C	C	C	C	R	R	R	R	R	R	L	L	L	L	L	L	R	R	R	R	R	R	R	R	Sections 50-12-310 and 50-12-511
	Restaurant, fast-food, without drive-up or drive-through facilities	R	R	R	R	R	R	C	C	C	C	C	C	R	R	R	R	R	R	L	L	L	L	L	L	R	/	R	R	R	R	R	R	SPC;
	Restaurant, fast-food, without drive-up or drive-through facilities	R	R	R	R	R	R	C	C	C	C	C	C	R	R	R	R	R	R	L	L	L	L	L	L	C	C	C	C	C	C	C	C	Sections 50-12-310 and 50-12-511

DRAFT

Jan. 14, 2020

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

**DIVISION 3. SPECIFIC USE STANDARDS**

**Subdivision C. Retail, Service, and Commercial Uses; Generally**

**Sec. 50-12-217. Brewpub and microbrewery and small distillery and small winery.**

Brewpubs and microbreweries and small distilleries and small wineries are subject to the following provisions:

- (1) Regulated Use provisions of Article III, Division 8, of this chapter where there is consumption of beer or alcoholic liquor on the premises, located outside of the Central Business District and outside the SD2 District; however, a brewpub, microbrewery, small distillery, or small winery operating in conjunction with and located on the same zoning lot as a standard restaurant, as defined in Section 50-16-362 of this Code, shall not be considered a Regulated Use, as provided in Section 50-3-323(1) of this Code;
- (2) Controlled use provisions of Article III, Division 9, of this chapter where beer or wine or alcoholic liquor are sold to the general public for consumption off the premises at a brewpub or small distillery or small winery;
- (3) In the M1, M2, M3, and M4 Districts, where a brewpub, microbrewery, small distillery, or small winery is classified as a regulated use or a controlled use, the use may be permitted on a conditional basis; where a brewpub, microbrewery, small distillery, or small winery in an M1, M2, M3, or M4 District is not classified as either a regulated use or controlled use, the use may be permitted on a by-right basis;

DRAFT

Jan. 14, 2020

1 Parking Department and the Department of Public Works Traffic Engineering  
2 Division, the department may grant a waiver of the off-street parking requirements,  
3 not exceeding ten parking spaces or 20 percent of the required off-street parking  
4 requirement, whichever is less. Such waiver shall not be granted unless, in the  
5 judgment of the Buildings, Safety Engineering, and Environmental Department,  
6 with the sign-off of the Municipal Parking Department and the Department of  
7 Public Works Traffic Engineering Division, the waiver of the parking requirement  
8 for the building or use involved is not injurious to the adjacent or surrounding areas  
9 by creating or increasing traffic congestion or by disrupting traffic circulation,  
10 provided that, in those instances where a building or use is subject to Site Plan  
11 Review, the Planning and Development Department has sole authority to consider  
12 such waiver.

13 (b) *Traditional Main Street Overlay Areas.*

14 (1) *Applicability.* In addition to the parking waiver granted for buildings not exceeding  
15 3,000 square feet per Section 50-14-7(3) of this Code, in a Traditional Main Street  
16 overlay area, as provided in Section 50-11-382 of this Code, the Planning and  
17 Development Department may grant a waiver of the off-street parking requirements  
18 for the first 3,000 square feet of pedestrian-oriented retail, service, or commercial  
19 uses. The Planning and Development Department shall have authority to consider  
20 such waiver, ensuring that the waiver will not be injurious to the adjacent or  
21 surrounding areas by creating or increasing traffic congestion or by disrupting  
22 traffic circulation.

23 (2) *Eligibility.* In order to qualify for the waiver, the following criteria shall be met:

Jan. 14, 2020

1           3.     The building has an active entryway located on the façade facing the  
2                     Traditional Main Street, according to Section 50-14-439 of this  
3                     Code.

4           d.     In the case where one building or development contains multiple retail,  
5                     service, or commercial uses, the total number of spaces that may be waived  
6                     for a building or development using this waiver shall not exceed 45 spaces.

7           (c)    *SD1/SD2 Areas.* In addition to the parking waiver granted for buildings under 3,000  
8 square feet per Section 50-14-7(3) of this Code, on properties zoned SD1 or SD2, the Planning  
9 and Development Department may grant a waiver of the off-street parking requirements, for the  
10 first 3,000 square feet of pedestrian-oriented retail, service, or commercial uses. The Planning and  
11 Development Department shall have authority to consider such waiver, ensuring that the waiver  
12 will not be injurious to the adjacent or surrounding areas by creating or increasing traffic  
13 congestion or by disrupting traffic circulation. In the case where one building or development  
14 contains multiple retail, service, or commercial uses, the total number of spaces that may be waived  
15 for a building or development using this waiver shall not exceed 45 spaces.

16                     **DIVISION 3. ARCHITECTURAL AND SITE DESIGN STANDARDS**

17                     **Subdivision C. Traditional Main Street Overlay Areas**

18           **Sec. 50-14-436. Building design standards—Façade and architectural details.**

19           (a)    For purposes of this subdivision, the term “street level façade” means the first story  
20 of a multi-story building or the first 13 feet of the façade above grade plane;

21           (b)    The objectives of this section are:

22           (1)    To provide street level façades on Traditional Main Streets with maximum visibility  
23                     and transparency between active interior uses and the outside;

Jan. 14, 2020

1 Traditional Main Street. No more than one driveway/curb cut shall be allowed on the Traditional  
2 Main Street.

3 **Sec. 50-14-440. Building design standards—Materials.**

4 (a) The objectives of this section are:

5 (1) To reinforce durable and traditional building materials consistent with urban  
6 context; and

7 (2) To encourage the use of durable construction materials.

8 (b) The standards of Subsection (c) of this Section do not apply to the Van Dyke  
9 Street Traditional Main Street Overlay Area.

10 (c) To achieve the objectives of this section, the following standards shall apply,  
11 subject to Subsection (b) of this Section:

12 (1) Within the West Grand River, Livernois / West McNichols, East Jefferson,  
13 Woodward, Grand Boulevard, Michigan Avenue, and Vernor/Springwells overlay  
14 areas, a minimum of 80 percent of any building façade that faces a public street,  
15 excluding window and door openings, shall consist of the following building  
16 materials: masonry (preferably brick), stone, or porcelain;

17 (2) Within the West Seven Mile and the Bagley/Vernor overlay areas, a minimum of  
18 30 percent of any building façade that faces a public street, excluding window and  
19 door openings, shall consist of the following building materials: masonry  
20 (preferably brick), stone, or porcelain;

21 (3) For buildings within the Traditional Main Street Overlay area, the following  
22 materials are prohibited on any façade facing a Traditional Main Street, major  
23 thoroughfare, or secondary thoroughfare: vinyl or plywood siding, corrugated



Jan. 14, 2020

- 1 a. The application, by use of a stream of pressurized water or air, of abrasive  
2 substances such as sand, ground slag, volcanic ash, crushed walnut or  
3 almond shells, rice husks, ground corncobs, ground coconut shells,  
4 crushed eggshells, silica flour, synthetic particles, glass beads,  
5 microballoons, or baking soda shall not be permitted;
- 6 b. The use of tools and equipment such as wire brushes, rotary wheels, power  
7 sanding disks, rotary sanders, or belt sanders, shall not be permitted;
- 8 c. Chemical cleaning is permissible provided that the cleaning method  
9 proposed is not one that is known to cause damage to the type of material  
10 that is being cleaned; and
- 11 d. High pressure liquid cleaning will be permitted if it is shown (by means of  
12 a test patch no greater than nine square feet and located in an  
13 inconspicuous area) that the proposed amount of pressure will not cause  
14 abrasive damage to the materials it is to clean.

15 (2) The exterior of every principal structure and accessory structure shall be  
16 maintained in good repair. All surfaces, with the exception of masonry, porcelain,  
17 architectural metals, brick or stone material, shall be kept painted or protected  
18 with approved coating or material. Masonry, porcelain, brick, or stone buildings  
19 that are not currently painted should be left natural and should not be painted.  
20 Buildings with painted brick prior to May 29, 2005, may be repainted or may  
21 have the paint removed as a means of maintaining the surface in good repair; and

22 (3) Applied finishes, such as concrete and stucco, shall be fine and smooth textured.

23 **Sec. 50-14-444. Building design standards—Blank walls.**

Jan. 14, 2020

- 1 (3) Landscaping that will obscure or screen at least 50 percent of the blank wall's
- 2 surface within four years; landscaping shall include a combination of evergreen
- 3 and deciduous trees and shrubs; vines can also be used to contribute to the
- 4 landscape screening; turf or other groundcover are allowed, but will not contribute
- 5 to the screening requirement; or
- 6 (4) Artwork such as mosaic, mural, sculpture, or relief over at least 50 percent of the
- 7 blank wall surface; the artwork shall be subject to review by the Design Review
- 8 Committee.

9 **Sec. 50-14-445. Building design standards—Security roll-down doors and grilles.**

10 (a) The objectives of this section are:

- 11 (1) To promote the perception of main streets districts as safe commercial areas; and
- 12 (2) To deter crime, but foster pride and positive perception about main streets, by
- 13 relying on discrete security measures such as security glass, alarms, lighting, and
- 14 police notification system.

15 (b) The standards of Subsection (c) of this Section do not apply to the Van Dyke

16 Street Traditional Main Street Overlay Area.

17 (c) To achieve the objectives of this section, the following standards shall apply,

18 subject to Subsection (b) of this Section:

- 19 (1) For all projects that involve new construction, security roll-down grilles shall be
- 20 designed and recessed into the interior of the window system;
- 21 (2) For retrofit projects, when it is not feasible to install a security grille into the
- 22 interior of the window system, an exterior roll-down grille may be used. The roll-
- 23 down grille box shall be as inconspicuous as possible, as follows:

Jan. 14, 2020

1 (b) To achieve the objective of this section, the following signage standards shall  
2 apply for all buildings with a commercial use on a lot abutting a Traditional Main Street, except  
3 for the Van Dyke Street Traditional Main Street Overlay Area:

- 4 (1) Signage shall comply with the provisions of Article VI of this Chapter and Chapter  
5 4 of this Code, *Advertising*;
- 6 (2) Signage shall be designed to architecturally fit within the overall design of the  
7 building and the site;
- 8 (3) Signage shall be located so that it does not conceal architectural details and  
9 features;
- 10 (4) Signage material shall consist of, but is not limited to, painted metal, glass, finished  
11 wood or other architectural metal such as copper, bronze, stainless steel or cast  
12 aluminum. Unpainted, non-architectural metals or unfinished wood are prohibited;
- 13 (5) Signage, including design, material, painting and construction, shall be  
14 professionally made;
- 15 (6) Signage material substrate shall consist of, but is not limited to, aluminum, painted  
16 metal, weather resistant painted wood, or durable non-glare acrylic or composite  
17 material; unpainted or unfinished metals or unpainted wood are prohibited as  
18 signage material substrate;
- 19 (7) Dimensional letters shall be made of metal such as copper, bronze, stainless steel,  
20 cast aluminum, or durable non-glare acrylic;
- 21 (8) New pylon signs are prohibited. New ground mounted monument signs shall be  
22 limited to a maximum height of 12 feet.
- 23 (9) New roof signs are prohibited.

DRAFT

Jan. 14, 2020

1 (13) Animated signs and signs that incorporate flashing or moving lights are  
2 prohibited.

3 (c) In achieving the objective of this section, satellite dishes and antennas shall be  
4 located in the rear roof space and away from public view, except where location is needed  
5 elsewhere to avoid obstruction of the satellite signal.

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

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

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

12 Approved as to Form:

13 \_\_\_\_\_  
14 \_\_\_\_\_

15 Lawrence T. García,

16 Corporation Counsel

17

18



Housing and Revitalization  
Department

JAN 30 2020

#3009

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

January 27, 2020

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

**RE: Authorization to Amend 2019-2020 Budget  
Appropriation No. 20618**

Honorable City Council:

The Housing & Revitalization Department (“HRD”) is hereby requesting the authorization of your Honorable Body to amend the 2019-2020 Budget for HRD to increase Appropriation 20618 by One Million Six Hundred Thousand and 00/100 Dollars (\$1,600,000.00) from a portion of the revenue received on the land sale of the Joe Louis Arena Garage.

On November 5, 2019, this Honorable Body adopted a resolution authorizing the sale of certain surplus real property known as the Joe Louis Arena Garage for Two Million and 00/100 Dollars (\$2,000,000.00) (the “Sale Proceeds”). We anticipate the closing of this sale to occur in January 2020. HRD proposes to accept and appropriate \$1,600,000.00 of the Sale Proceeds into Appropriation 20618 to expend on additional Motor City Match grants administered by The Economic Development Corporation of the City of Detroit under Contract 6000226. A separate amendment to Contract 6000226 will be brought before this Honorable Body for approval to add and expend such funds under the Contract.

We respectfully request your authorization to increase Appropriation 20618 by \$1,600,000.00 for the purposes stated above by adopting the attached resolution.

Respectfully submitted,

Donald Rencher  
Director

APPROVED
BUDGET DIRECTOR
Date 1/30/20

cc: S. Washington (Mayor’s Office), E. Williams (OCFO)

CITY CLERK 2020 JAN 30 PM 1:57

## RESOLUTION

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

**NOW, THEREFORE BE IT, RESOLVED**, that the 2019-2020 Budget is amended for the Housing & Revitalization Department (“HRD”), who is hereby authorized to increase Appropriation No. 20618 by One Million Six Hundred Thousand and 00/100 Dollars (\$1,600,000.00) (“Sales Portion”) from a portion of the Two Million and 00/100 Dollars (\$2,000,000.00) land sale proceeds for the Joe Louis Arena Garage (“Sales Proceeds”); and be it further

**RESOLVED**, that the Sales Portion is hereby appropriated in Appropriation No. 20618 and shall be available to HRD to expend, subject to additional approval by Detroit City Council as required; and be it finally

**RESOLVED**, that the Chief Financial Officer, Finance Director and Budget Director are hereby authorized to increase the necessary accounts and honor expenditures, vouchers and payrolls when presented in accordance with this resolution.



Housing and Revitalization  
Department

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

January 27, 2020

39

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

**RE: Housing & Revitalization Department Request to Amend the 2015-2019 HUD Consolidated Plan & 2018-2019 Annual Action Plan to Add CDBG Homeownership Assistance Activity**

Honorable City Council:

The Housing and Revitalization Department (HRD) hereby requests to amend the U.S. Department of Housing and Urban Development (HUD) 2015-2019 Consolidated Plan and the 2018-2019 Annual Action Plan by adding Community Development Block Grant (CDBG) Homeownership Assistance Activity. This activity includes financing the cost of acquiring property already occupied by renter households at terms needed to make the purchase affordable.

We respectfully request that your Honorable Body approve the attached resolution authorizing the amendment for the stated purpose. This proposed amendment was posted on the City's website and advertised in the Detroit News/Free Press. Upon City Council's approval, it will be transmitted to HUD.

We ask that the Council approve this with a Waiver of Reconsideration.

Respectfully submitted,

Donald Rencher  
Director

Attachment

cc: S. Washington, Mayor's Office  
Val Miller, HRD

## RESOLUTION

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

**WHEREAS**, the Detroit City Council hereby approves amending the 2015-2019 HUD Consolidated Plan and the 2018-2019 Annual Action Plan to reflect the additional Homeownership Assistance Activity for the Community Development Block Grant (CDBG) program in accordance with the foregoing communication; and

**WHEREAS**, the Mayor of the City of Detroit, Michael E. Duggan, is hereby authorized to amend the 2015-2019 HUD Consolidated Plan and Annual Action Plan, including all understandings and assurances contained therein to the U.S. Department of Housing and Urban Development (HUD), in accordance with the foregoing communication; and

**RESOLVED**, that the Budget Director be and is hereby authorized to amend the 2015-2019 HUD Consolidated Plan and the 2018-2019 Annual Action Plan adding CDBG Homeownership Assistance Activity; and

**BE IT FINALLY RESOLVED**, that the Finance Director be and is hereby authorized to accept and process all documents reflecting these changes.





Housing and Revitalization  
Department

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

January 27, 2020

40

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

**RE: Housing & Revitalization Department Request to Amend the 2019-2020 Annual Action Plan HOME Investment Partnerships Program (HOME)**

Honorable City Council:

The Housing and Revitalization Department (HRD) hereby requests to amend the U.S. Department of Housing and Urban Development (HUD) 2019-2020 Annual Action Plan HOME Investment Partnerships Program (HOME).

The proposed changes include an update to the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in the HUD Code of Federal Regulations 92.254. The proposed amendment and provisions is included in the attachment.

We respectfully request that your Honorable Body approve the attached resolution authorizing the amendment for the stated purpose. This proposed amendment was posted on the City's website and advertised in the Detroit News/Free Press. Upon City Council's approval, it will be transmitted to HUD.

We ask that the Council approve this with a Waiver of Reconsideration.

Respectfully submitted,

Donald Rencher  
Director

Attachment

cc: S. Washington, Mayor's Office  
Val Miller, HRD

CITY CLERK 2020 JAN 30 4:55:17

## RESOLUTION

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

**WHEREAS**, the Detroit City Council hereby approves amending the 2019-2020 Annual Action Plan to reflect the proposed amendment in the attachment for the HOME Investment Partnership program updated guidelines for resale or recapture of HOME funds in accordance with the foregoing communication; and

**WHEREAS**, the Mayor of the City of Detroit, Michael E. Duggan, is hereby authorized to amend the 2019-2020 Annual Action Plan, including all understandings and assurances contained therein to the U.S. Department of Housing and Urban Development (HUD), in accordance with the foregoing communication; and

**RESOLVED**, that the Budget Director be and is hereby authorized to amend the 2019-2020 Annual Action Plan Home Investment Partnership program for proposed provisions in the attachment; and

**BE IT FINALLY RESOLVED**, that the Finance Director be and is hereby authorized to accept and process all documents reflecting these changes.

## ATTACHMENT

The proposed changes include an update to the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

For HOME-Assisted projects with an outstanding HOME Loan balance, the recapture provision will apply:

In the event the home does not continue to be the principal residence of an income-qualified household, while still in its compliance/affordability period, the City will recoup the prorata share of the original HOME award.

The prorata share is calculated as the total HOME award per unit, divided by the remainder of the HOME award per unit, divided by the remainder of the compliance/affordability period (Example: Original HOME Award: \$1,000,000. HOME Award per unit: \$100,000, Affordability Period: 20 years. Remaining Affordability: 5 years. Amount to be recaptured: \$25,000).

The compliance affordability/period start date is based on the project completion date, as stated in the U.S. Department of Housing and Urban Development's Integrated Disbursement and Information System (IDIS).

To avoid recapture, a different income-qualified household may purchase the HOME-Assisted unit/house and assume all the HOME restrictions for the remainder of the period of affordability, as long as no additional HOME assistance is provided.

Recapture requirements, as defined by HUD, can be found in 24 CFR 92.254(5)(ii).

For HOME-Assisted projects that no longer have an outstanding HOME Loan balance, but are still within their HOME Compliance (Affordability Period) the resale provision will apply:

In the event the home does not continue to be the principal residence of an income-qualified household, while still in its compliance/affordability period, the City will recoup the entire amount of the original HOME award.

The compliance affordability/period start date is based on the project completion date, as stated in the U.S. Department of Housing and Urban Development's Integrated Disbursement and Information System (IDIS).

To avoid recapture, a different income-qualified household may purchase the HOME-Assisted unit/house and assume all the HOME restrictions for the remainder of the period of affordability, as long as no additional HOME assistance is provided.

Resale requirements, as defined by HUD, can be found in 24 CFR 92.254(5)(i).

If the HOME funds are only used to assist a low-income homebuyer to acquire one unit in single-family housing containing more than one unit and the assisted unit will be the principal residence of the homebuyer, the affordability requirements of this section apply only to the assisted unit.

A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds:

Per 24 CFR 92.255, where rental units are converted to homeownership, if no additional HOME funds are used to enable the tenants to become homeowners, homeownership units are subject to a minimum period of affordability equal to the remaining affordable period if the units continued as rental units. If additional HOME funds are used to directly assist the tenants to become homeowners, the minimum period of affordability will meet the following requirements per 24 CFR 92.254:

Homeownership assistance HOME amount per unit	Minimum period of affordability in years
Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15



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

January 27, 2020

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

**RE: Request for Public Hearing for Petition #1161 to Establish a Commercial Rehabilitation District for Life is a Dreamtroit, LLC, in the areas of 1331 Holden and 5924-6138 Lincoln, Detroit, Michigan, in accordance with Public Act 210 of 2005.**

Honorable City Council:

The Housing and Revitalization Department has reviewed the request of **Life is a Dreamtroit** 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, Esq., HRD



**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, Life is a Dreamtroit, 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 \_\_\_\_\_, 2020 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.

Janice M. Winfrey  
City Clerk

**City of Detroit**  
OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Friday, December 13, 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  
LAW DEPARTMENT    FINANCE DEPARTMENT  
LEGISLATIVE POLICY DIVISION

**1161**    *Life is a Dreamtroit, LLC, request for the establishment of a Commercial Rehabilitation District at 1331 Holden Street, 5924-6138 Lincoln Street, Detroit, MI 48202*



November 27, 2019

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue #1340  
Detroit, Michigan 48226

**RE: Request for the Establishment of a Commercial Rehabilitation District at 1331 Holden Street and 5924-6138 Lincoln Street for Life is a Dreamtroit, LLC.**

Honorable City Council:

Please accept this letter as a request to establish a Commercial Rehabilitation District (CRD) for the 11 parcels located at 1331 Holden Street and 5924-6138 Lincoln Street and described in Attachment A. The property is located on the southeastern corner of the intersection at Holden Street and Lincoln Street, which is referred to herein as the "Property" and further described in Attachment A. Seven of the included parcels Property are owned by Life is a Dreamtroitm the proposed project development. Together these parcels comprise of more than 50% of the taxable value within the proposed CRD and the 11 parcels total approximately 4.3 acres.

### **Company Synopsls**

Life is a Dreamtroit was established in 2017 by Oren Goldenberg and Matt Naimi. Mr. Goldenberg is a filmmaker and owns Cass Corridor Films. His resume includes impressive filmmaking awards which include films about Detroit Public Schools and America's first low-income housing project, Brewster Douglas. Goldenberg is also Vice President of the Downtown Synagogue, Detroit' only free-standing synagogue - and has worked to revitalize its building and community since 2008. Matt Naimi is the founder of the onsite recycling facility, Recycle Here!, Green Living Science, and the Lincoln Street Art Park. Naimi has lived and worked in Detroit for the past twenty years, dedicating himself to building a community within the original Lincoln Motor Factory. In 2016, Matt was selected to work alongside the University of Chicago on a year-long project designing the 9 Principles of Ethical Development.

With a background in sustainability, art, and ethical development, the lead developers understand the importance of creating a multi-generational, walkable community which provides affordable living space. Naimi's youth oriented Green Living Space educational center highlights his dedication to improving Detroit's quality of life for future generations. It will prove to be no surprise the high demand for commercial and residential space as socially conscious and artistic individuals flock to this unique community.

*Request for Establishment of a Commercial Rehabilitation District at  
1331 Holden Streets and 5924, 5960, 5984, 6102, 6108, 6112,  
6120, 6126, 6132, and 6138 Lincoln Street for Life is a Dreamtroit, LLC*

This equitable living project will help alleviate the rent burden on low income individuals, while simultaneously removing blight and improving economic conditions for the neighborhood as a whole. Additionally, Life is a Dreamtroit will seek to preserve the historical integrity of the building.

### **Project Synopsis**

The proposed CRD is located in Detroit, Wayne, southeast of West Grand Boulevard. Consisting of 11 parcels, the Property totals approximately 4.3 acres. A partially vacant two-story warehouse dominates the Property and totals approximately 160,000 square feet. The Property is located in Detroit's New Center and North West Goldberg Neighborhoods. New Center Neighborhood was home to General Motors's world headquarters for nearly a century. The proposed development is within walking distance of Wayne State University, College for Creative Studies New Center Campus, Motown Museum, and Woodbridge Neighborhood. A short, 5-minute drive connects the Property to downtown Detroit.

The Property itself formerly served as the Lincoln Motor Company headquarters, which was constructed by the renowned architect Albert Kahn. The property is partially occupied by a recycling reuse center and art studios.

Life is a Dreamtroit will renovate the former warehouse into a modern mixed-use building featuring new living units and office and retail space. The first and second floors of the main building will be converted into apartments with varying tiers of affordable rates. The first floor of apartments will consist of affordable, communal living units. Several market rate apartments are located on the second floor. The existing recycling facility, Recycle Here! will be relocated to the southwestern portion of the building. To the east, the first floor of the building will serve as an urban market/co-working space. The most recent warehouse addition will be demolished to make room for a surface parking lot and art studios. New construction on the northeastern portion of the property will house Art Industry, an active space used for the creation and storage of large-scale interactive art pieces.

The PA210 is being requested for the future commercial components of the project including the recycling facility, urban market/co-working space, art space, and proposed coffee/bar. A NEZ exemption is being request for the remaining residential component of the project.

This investment will redevelop an underutilized and obsolete property within the New Center Neighborhood; complimenting and enhancing the redevelopment occurring in the greater downtown area by bringing in new 24-hour foot traffic. The project will also provide a park for artistic expression and outdoor public engagement spaces. Additional information on the project is included in Attachment A.

### **The Necessity for Tax Relief**

Substantial investment is necessary to rehabilitate the existing building into a viable, long-term development. Demolition of the warehouse addition as well converting the building into up to date residential and commercial space will require extensive funding resources. The rehabilitation project would not be possible without the receipt of a PA210 exemption certificate.

In order to secure this financing and future tenants for the development, the operating costs of the proposed renovations and redevelopment of the District needs to be kept as low as possible (including property taxes).



*Request for Establishment of a Commercial Rehabilitation District at  
1331 Holden Streets and 5924, 5960, 5984, 6102, 6108, 6112,  
6120, 6126, 6132, and 6138 Lincoln Street for Life is a Dreamtroit, LLC*

**PA 210 Request**

This application documents the request for the establishment of a District. A 10-year tax abatement certificate pursuant to PA 210 will also be requested.

**Economic Advantages of the Rehabilitation**

The project will increase day-time density, investment, and foot traffic to the New Center Neighborhood of Detroit.

The granting of the District will not result in any fewer taxes to the City in the short-term or long-term. Upon successful redevelopment, the project will generate increased income taxes, aid in the retention of skilled, local talent and fill a need for additional office and commercial tenant spaces. The proposed redevelopment will encourage continued redevelopment and improvements in the surrounding area.

On a short-term basis approximately 46 construction jobs will be created during renovation activities. On a long-term basis the proposed redevelopment associated with the project will create approximately 1 full-time jobs directly by the developer associated with property maintenance. It is estimated that future tenants will create additional indirect jobs associated with the retail, commercial, and office uses. The development team will present at skilled trades task force meetings as needed to garner opportunities to employ Detroit residents.

Jobs within the building will increase City collected income tax at a 1.2% rate for non-residents and 2.4% rate for Detroiters. On a long-term basis, following expiration of the 10-year abatement the building will deliver a significant increase in tax revenue.

On a long-term basis, following expiration of the 10-year abatement the renovated and rehabilitated building will deliver a significant increase in tax revenue. Over time, the successful redevelopment and cultural growth will have a city-wide impact.

*Request for Establishment of a Commercial Rehabilitation District at  
1331 Holden Streets and 5924, 5960, 5984, 6102, 6108, 6112,  
6120, 6126, 6132, and 6138 Lincoln Street for Life is a Dreamtroit, LLC*

**Closing**

Life is a Dreamtroit's 1331 Holden project is focused on providing a multigenerational, art focused community gathering space north of Downtown Detroit. The planned 24-hour work/live space highlights the importance of a creative and sustainable investment strategy. The project will provide affordable housing for low income individuals, puts a facility back to productive use, and promotes the redevelopment efforts underway in the New Center and Northwest Goldberg Neighborhoods. Life is a Dreamtroit is looking forward to pursuing this redevelopment.

Respectfully submitted,



**Oren Goldenberg**  
**Life is a Dreamtroit, LLC**  
[ogoldenberg@gmail.com](mailto:ogoldenberg@gmail.com)  
313-473-7163

**Attachments:**

- Attachment A: Detailed Project Description
- Attachment B: Parcel Map that includes the parcel(s) of property
- Attachment C: Incentive Chart
- Attachment D: Support Letters

# **Attachment A**

## **Detailed Project Description**

## General Description

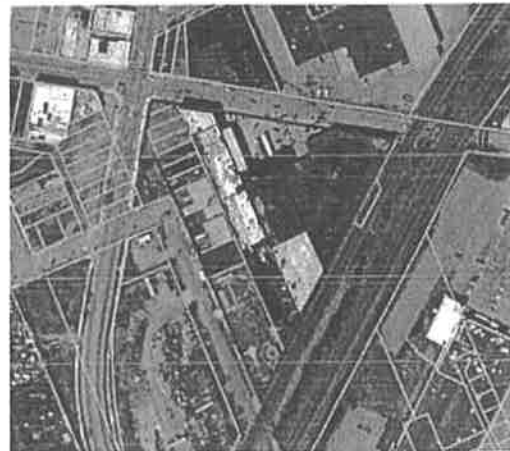


The proposed Development is located at the southeastern corner of Lincoln Street and Holden Street in the New Center and Northwest Goldenberg Neighborhoods of Detroit. The property consists of 11 parcels, which is outlined in the map below. The Property contains a partially vacant two-story warehouse, totaling approximately 160,000 square feet. The proposed district is approximately 4.3 acres in a prime location for successful reuse. The development is a block from the Henry Ford Hospital, a short drive to the Wayne State University, and walking distance to the Motown Museum and College for Creative Studies. The building originally housed the Lincoln Motor headquarters, an addition of which was constructed by the renowned architect Albert Kahn. Today, the warehouse houses a

recycling facility, an environmental education program, and art studios, but is in general disrepair after years of deferred maintenance. The Lincoln Street Art Park is also located on the property.

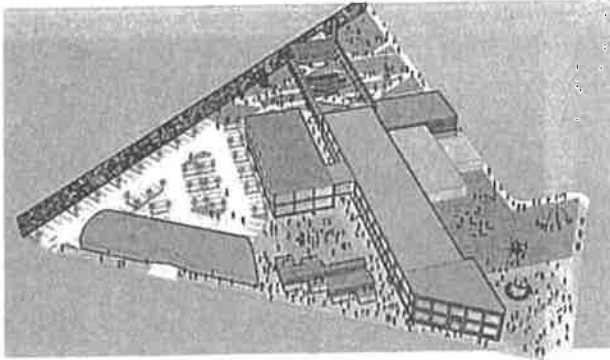
Located a quick five-minute drive from Downtown Detroit, the Property is in a prime location for a multi-purpose building such as itself. The Property is situated between New Center and Northwest Goldberg Neighborhoods which have seen a remarkable recovery in the past five years. The creative Property is complemented to the southeast by Wayne State University, the Art Center and Medical Center Districts. Collectively, the area makes for a perfect live/work space for young and creatively inclined population.

The main building, 1331 Holden Street is functionally obsolete and all adjoining parcels associated with the property are adjacent and contiguous. The proposed project consists of a complete rehabilitation to create a multi-purpose live/work space and house future office/commercial space for a co-working market. New construction will include a space along Holden Street for Art Industry. The associated address and parcel identification number can be found below and a copy of the corresponding legal description can be found at the end of this attachment.



## **General Description of Proposed Use**

The proposed redevelopment will renovate current building to create needed office, retail space, and housing. All current operations, which include Recycle Here! Green Living Science, and art studios will remain on the Property. A total of approximately 77 apartments are proposed to be located in the main building, as well as three office spaces, a coffee shop, and Green Living Science. A smaller, adjoining building will house an urban market/co working space. A new building will also be constructed on the property to house Art Industry, an active space used for the creation and storage of large-scale interactive art pieces.



This equitable living project will help alleviate the rent burden on low income individuals, while simultaneously removing blight and improving economic conditions for the Neighborhood as a whole. Additionally, Life is a Dreamtroit will seek to preserve the historical integrity of the building. It is proposed that 52 of the units (67%) of the units are affordable. All of the units will be below 120% the Area Mean Income (AMI), 50% of the units below 80% AMI, and 20% of the units below 50% AMI.

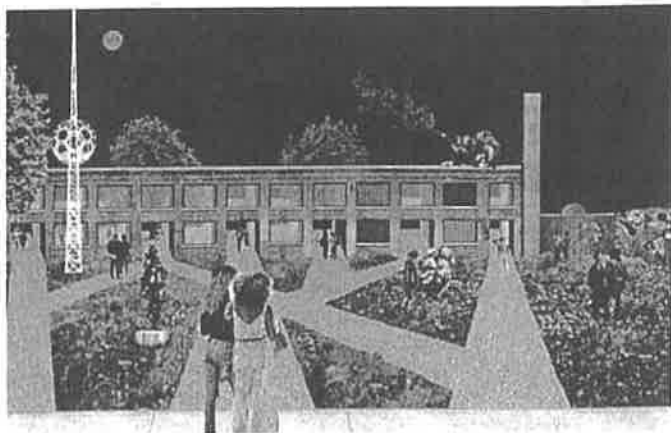
Located within walking distance of Wayne State University, this development will create a placemaking opportunity at an important intersection of the City. The property will include an art park, shipping container retail stores, an entertainment venue, and public spaces to encourage an active and engaged community.

The proposed redevelopment will gut, renovate and modernize the existing structure while maintaining the historical Albert Kahn architectural elements.

Redevelopment will provide an opportunity to extend the revitalization occurring throughout Downtown by providing additional 24-hour foot traffic.

## **Nature and Extent of the Rehabilitation**

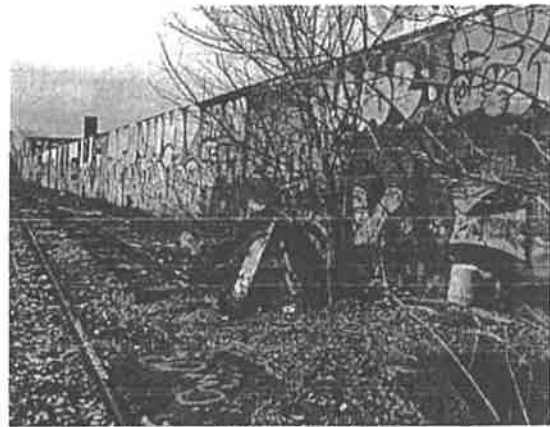
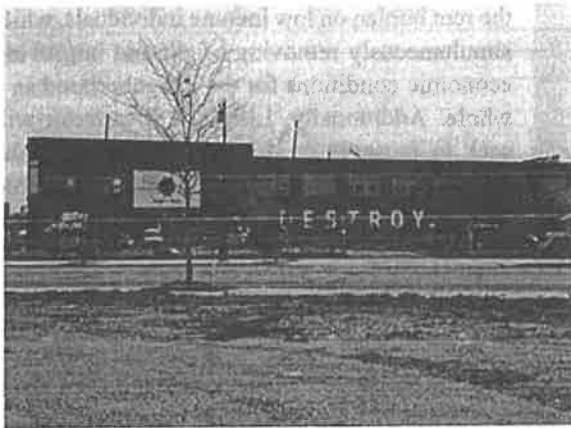
The building has sustained significant deferred maintenance and has a lack in functional use due to underutilized spaces, particularly with in the northeastern addition. Redevelopment will require extensive repairs, major renovations and improvements.



*Attachment A  
Proposed Life is a Dreamtroit Redevelopment  
1331 Holden Street, 5924-6138 Lincoln Street, Detroit*

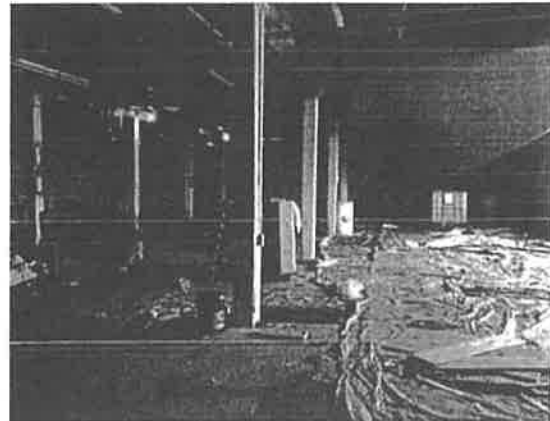
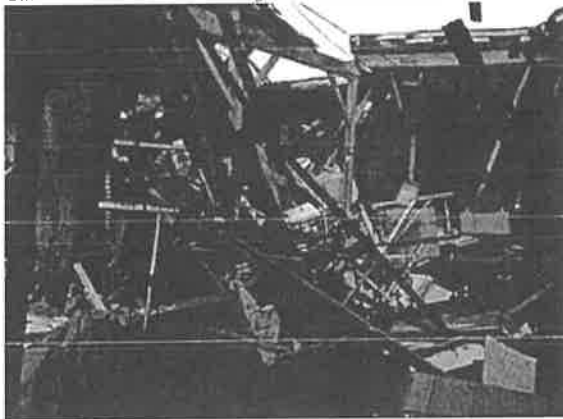
Demolition of the outdated interior layout will occur along with electrical, plumbing and mechanical/HVAC upgrades and replacement to improve the current conditions and meet modern demands while providing increased efficiency. Replacement of the windows to a modern energy efficient system will also take place. The Albert Kahn construction features will be preserved and incorporated into future designs.

Life is a Dreamtroit, LLC intends to apply for a 10-year real property tax abatement under the provisions of a PA 210 Commercial Rehabilitation tax abatement. The remaining sources of funds for the project are through Owner Equity and Permanent Financing. Hard-cost investment is estimated at \$11 million, with total project investment estimated at \$18.2 million.



*Existing building located 1331 Holden Street*

*Current interior conditions of 1331 Holden Street*



## **Descriptive List of the Fixed Building Equipment/Renovations**

Renovations and new fixed building equipment and materials for the project include;

- Interior Demolition
- Mechanical; plumbing and HVAC
- Electrical; electrical work and communications
- Window Replacement
- Rough carpentry
- Interior build-outs
- Masonry; restoration activities and interior walls
- Finishes; drywall and steel studs/insulation, hard tile, flooring, painting
- Specialties; fire extinguishers, toilet accessories, appliances
- Fire protection systems
- Doors and Windows; curtain wall and exterior doors, interior doors/frames/hardware

Total construction hard cost investment is estimated at \$11 million dollars.

## **Time Schedule**

Construction and renovation activities are anticipated to commence in the early spring of 2020 and eligible activities will be completed by the end of 2022.

## **Statement of Economic Advantages**

The proposed development will create a sense of place, encourage increased spending, and create new jobs and affordable living units in an area characterized by vacant buildings and disinvestment.

The granting of the tax abatement will not result in any fewer taxes to the City of Detroit in the short-term or long-term. All City of Detroit taxes are now current. Upon successful redevelopment, the development will generate increased property and income taxes. Furthermore, the neighborhood will retain and curate local talent, create new jobs, increase day and nighttime density, and strengthen security.

On a short-term basis approximately 46 construction jobs will be created during renovation activities. On a long-term basis the proposed redevelopment associated with the project will create approximately 1 full-time jobs directly by the developer associated with property maintenance. It is estimated that future tenants will create additional indirect jobs associated with the retail, commercial, and office uses. The development team will present at skilled trades task force meetings as needed to garner opportunities to employ Detroit residents.

Jobs within the building will increase City collected income tax at a 1.2% rate for non-residents and 2.4% rate for Detroiters. On a long-term basis, following expiration of the 10-year abatement the building will deliver a significant increase in tax revenue.

*Attachment A*  
*Proposed Life is a Dreamtroit Redevelopment*  
*1331 Holden Street, 5924-6138 Lincoln Street, Detroit*

Additionally, there will be other indirect benefits such as spin off spending in the neighborhood that will contribute to the economic benefits produced by this investment. It will further help meet the demand for affordable housing. This investment will secure the fabric of the neighborhood by grounding a public space within it and will have long-term effects and provide sustainable principals. The project will also retain and foster local talent that is vital to securing the City's economic future.

Following expiration of the 10-year abatement the building will deliver a significant increase in tax revenue. Over time, the successful redevelopment and cultural growth will have a catalyst effect within the New Center and Northwest Goldberg Neighborhoods.



**Legal Descriptions**

**1331 Holden Street:** Parcel: 06001546.002L

S HOLDEN THAT PT OF O L 50 LYG N OF & ADJ R R & S OF HOLDEN 10 THRU 1 54-49 & VAC ALLEY LYG N OF & ADJ ALL THAT PT OF VAC BROOKLYN AVE LYG S OF HOLDEN AVE & N OF R R SUB OF PT BAKER FARM L365 P498 DEEDS, W C R 6/95 129,858 SQ FT

**5924 Lincoln Street:** Parcel: 0600557-83

E LINCOLN 47 THRU 39 SCRIPPS SUB L12 P10 PLATS, W C R 6/97 23,072 SQ FT

**5960 Lincoln Street:** Parcel: 06005584-5

E LINCOLN 38&37 SCRIPPS SUB L12 P10 PLATS, W C R 6/97 60 X 88.53A

**5984 Lincoln Street:** Parcel: 06005586-90

E LINCOLN 36&35SCRIPPS SUB L12 P10 PLATS, W C R 6/97 S 90 FT OF W 87.68 FT OF P C 248 LYG E OF LINCOLN & N OF LOT 35 OF SD SCRIPPS SUB 6/--- 150 X 87.86A

**6102 Lincoln Street:** Parcel: 06005591.

E LINCOLN N 30 FT OF W 87.64 FT OF PC 248LYG E OF & ADJ LINCOLN AVE S & ADJ LOT 34 OF SCRIPPS SUB L12 P10 PLATS, WCR 6/--- 30 X 86.98 AV

**6108 Lincoln Street:** Parcel: 06005592

E LINCOLN 34 SCRIPPS SUB L12 P10 PLATS, W C R 6/97 30 X 86.74

**6112 Lincoln Street:** Parcel: 06005593

E LINCOLN 33 SCRIPPS SUB L12 P10 PLATS, W C R 6/97 30 X 86.50A

**6120 Lincoln Street:** Parcel: 06005594

E LINCOLN 32 SCRIPPS SUB L12 P10 PLATS, W C R 6/97 30 X 86.26A

**6126 Lincoln Street:** Parcel: 06005595

E LINCOLN 31 SCRIPPS SUB L12 P10 PLATS, W C R 6/97 30 X 86.02A

**6132 Lincoln Street:** Parcel: 06005596

*Attachment A*  
*Proposed Life is a Dreamtroit Redevelopment*  
*1331 Holden Street, 5924-6138 Lincoln Street, Detroit*

E LINCOLN 30 EXC TRIANG PT BG N 19.90 FT ON W LINE & W 12.54 FT ON N LINE SCRIPPS  
SUB OF PT OF WOODBRIDGE FARM L12 P10 PLATS, W C R 6/97 2,447 SQ FT .

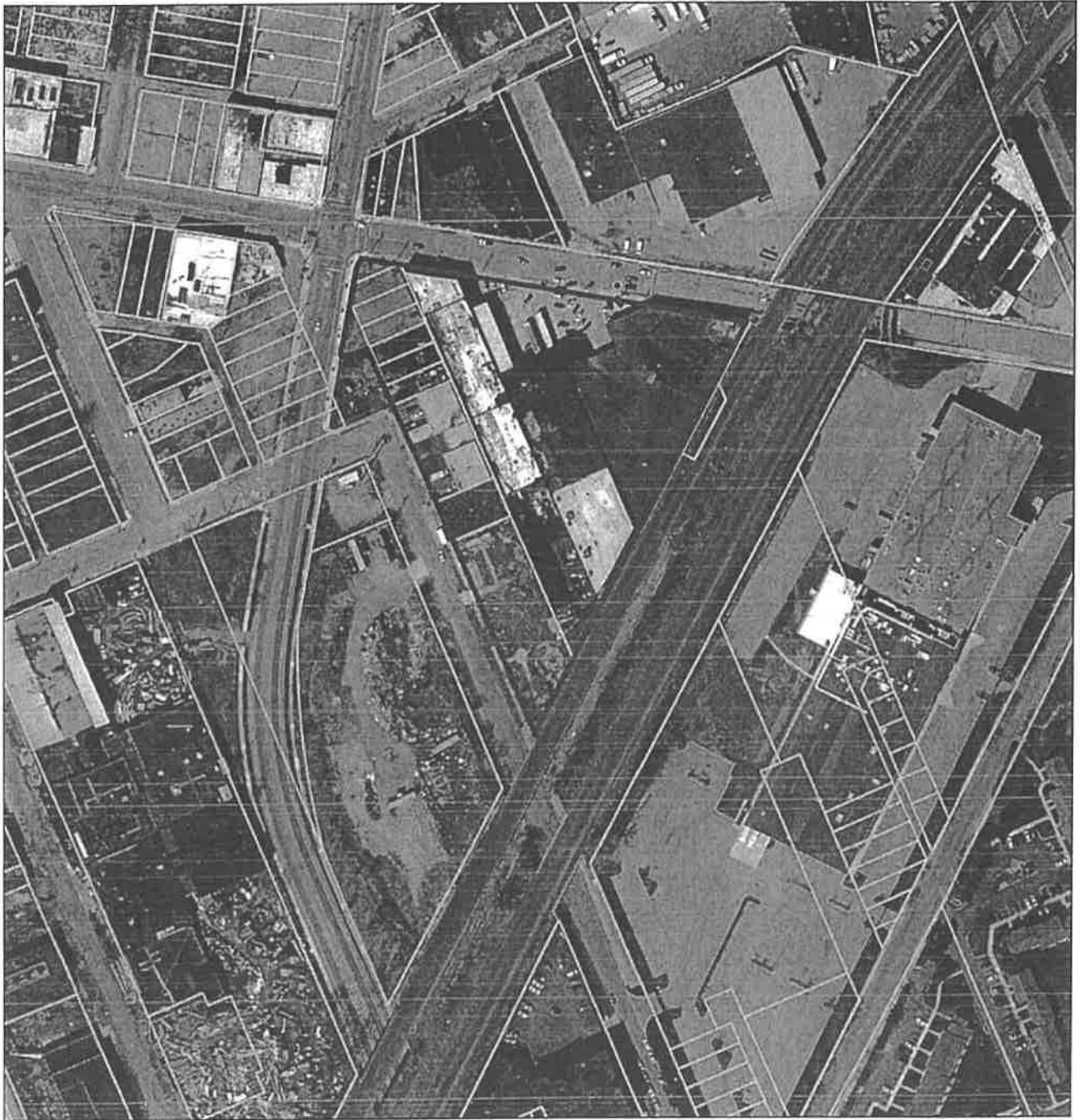
**6138 Lincoln Street:** Parcel: 06005597

E LINCOLN ALL THAT PT OF 29DESC AS BEG AT A PTE IN S LINE OF SD LOT DIST 12.54 FT  
ALG SD S LINE FROM SW COR OF SD LOT TH N 09D 40M 42S E 28.91 FT TH N 55DE 12.08 FT  
TH SELY ALG NLY LINE OF SD LOT 50.61 FT TO ELY COR OF SD LOT TH WLY ALG S LINE  
69.89 FT TO POB SCRIPPS SUB L12 P10 PLATS, WCR 6/97 1,072 SQ FT

# **Attachment B**

## **Parcel Map**

# Wayne County Parcel Viewer



April 4, 2019



## **Attachment C**

### **Incentive Information Chart**

**INCENTIVE INFORMATION CHART:**

Project Type	Incentive Type	Investment Amount	District
Commercial/Residential	PA 210, NEZ, Brownfield TIF	\$11 Million (hard cost) \$15.4 Million (total investment)	New Center Neighborhood

Jobs Available						
Construction			Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Non-Skilled Labor
3	1	34	8	1	0	0

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

During the construction phase, the general contractor (GC) has been advised by the development team that a management priority must be to hire residents of the city of Detroit. The GC, MIG Construction, has a deep history with completing projects in Detroit as well as with managing residency requirements for Detroit-based projects. The development team has strong relationships with local stakeholders, such as neighborhood-level organizations and block clubs, and will work closely with such groups to advertise open positions.

Following construction, the anticipated tenants of the site desire to hire locally, especially within the 48202 zip code, in which the site is situated. The master tenant of the venue Life Is A Dreamtrot, LLC, anticipates having events at nearby locations prior to the completion of construction not only to continue to receive community feedback but also to inform neighbors about employment opportunities at the various businesses that will occupy the site. Additionally, as during the construction phase of the project, the tenants will work closely with community stakeholders to ensure that information about employment opportunities are disseminated as widely as possible in neighborhoods close to the site. This project also results in the continued operation and retention of the Recycle Here Community Recycling Program, the Green Living Science Environmental Education Program and Detroitus, an art facility. These remaining core tenants currently employ 15 Detroit residents.

It is anticipated the future commercial/retail tenants will create indirect jobs and the developer will be responsible for the creation of 1 full-time equivalent job associated with property maintenance. The developer is committed to ensuring this job is given to a Detroit resident.

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

During the construction phase, MIG Construction, will be looking to hire subcontractors, having employees of Detroit residency, for the following trades:

- DIV 1 - Testing
- DIV 2 - Building Demolition
- DIV 2 - Abatement
- DIV 3 - Concrete Coring/Sawcut/Infill
- DIV 4 - Masonry
- DIV 6 - Rough Carpentry
- DIV 6 - Finish Carpentry
- DIV 7 - Roofing
- DIV 7 - Metal Panel/Thermal Insulation/Waterproofing
- DIV 8 - Glass and Glazing
- DIV 8 - Doors/Frames/Hardware
- DIV 9 - Gyp Board Assemblies
- DIV 9 - Resilient Flooring
- DIV 9 - Tile
- DIV 9 - Painting and Coatings
- DIV 10 - Specialties - Toilet and Bath Acc. / Partitions
- DIV 11 - Equipment
- DIV 12 - Millwork and Casework
- DIV 13 - Fire Protection
- DIV 15 - Plumbing
- DIV 15 - HVAC
- DIV 16 - Electrical

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

There are no current residents at the subject property that will need to be relocated as a result of this development. The current commercial operations will remain at the property following redevelopment.

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

The developer, Life is a Dreamtroit, LLC has received and garnered strong support from local organizations, including Henry Ford Hospital, Grasso Development, The Marble Bar, Rebel Nell, York Project, The Holden Street Business Association, and the Northwest Goldberg Creative Corridor. Life is a Dreamtroit, LLC has also worked with District 5 Manager, Melia Howard, to hold both a stakeholder and community member information meeting. These meetings took place at Divinity of God Missionary Baptist Church International located at 2261 Marquette Street, Detroit, MI, 48208. The Stakeholders meeting took place on May 8th at 6:30pm and the Community meeting took place on May 18th 6:30pm.

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

Construction is slated to commence in Spring 2020

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

Construction completion is anticipated to be completed by the end of 2021



**Attachment D**

**Support Letters**



November 26, 2019

Matthew Naimi  
Life is a Dreamtroit, LLC  
1331 Holden St.  
Detroit, MI 48202

Dear Mr. Naimi:

Henry Ford Health System (HFHS) is pleased to provide this letter of support for the Dreamtroit Development project. We anticipate that other partners will similarly view it as important development within the City of Detroit and for the greater community.

The project has many characteristics that will align it well with, and contribute to, the neighborhood development work of HFHS in the Northwest Goldberg neighborhood. In recent years, HFHS has initiated major development projects in the neighborhood such as the Cardinal Health distribution center, the Brigitte Harris Cancer Pavilion (opening 2020), and the Metropolitan Detroit Area Hospital Services laundry facility (opening 2020). These are bringing over \$400 million of investment and 500 jobs to a previously very distressed area. Additionally, we have invested in major public infrastructure and arts, and are partnering with community and developers to redevelop vacant residential and commercial properties in the nearby area.

We understand that the Dreamtroit Development project will create new "Make/Live" units for artists and middle income workers, and bring major re-investment to the historically significant buildings on their property.

We are looking forward to continuing a productive working relationship with your team as neighbors, as we have a long history of collaboration. There is major complementarity with our respective plans, especially around community events and visioning for streetscape improvements.

Should you require any additional description of the nature of HFHS' support, do not hesitate to ask.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Habitz, Jr.", written in a cursive style.

Thomas Habitz, Jr  
Urban Planning Specialist

Tuesday, November 26, 2019

Melia Howard  
7737 Kercheval Ave.  
Detroit, Mi. 48214  
District Manager, District Five  
City of Detroit, Department of Neighborhoods  
[howardm@detroitmi.gov](mailto:howardm@detroitmi.gov)  
(313) 236-3528

To whom it may concern,

I am writing to offer my support for the Dreamtroit Project, which is a redevelopment project taking place at 1331 Holden St. by Life is a Dreamtroit, LLC.

In April of 2019, I canvassed the entire Northwest Goldberg neighborhood surrounding 1331 Holden Street. Inviting community stakeholders, residents, and local businesses to participate in discussions around the new Dreamtroit Housing project and the impacts to the area.

We hosted a Stakeholders meeting on April 8<sup>th</sup> and a Residents/Businesses meeting on April 18<sup>th</sup>, both of which were well attended and the developers of the Dreamtroit Project were able to showcase the project, provide relevant data around housing affordability and the live/work spaces, as well as answer all pointed questions from all in attendance.

The communities' response to the project has been overwhelmingly positive and I look forward to continue working with Dreamtroit, LLC and the residents to see this project come to fruition.

If you have any additional question, please feel free to reach out, my contact information is below.

In Solidarity,

Melia Howard  
District Manager, District Five  
City of Detroit, Department of Neighborhoods  
[howardm@detroitmi.gov](mailto:howardm@detroitmi.gov)  
(313) 236-3528

# DETROIT ECONOMIC GROWTH CORPORATION

500 GRISWOLD STREET SUITE 2200 • DETROIT MI 48226 • 313.963.2940 FAX 313.963.8839

November 26, 2019

To whom it may concern:

My name is Lynn Roosevelt Wiggins and I'm the District 5 Business Liaison with the Detroit Economic Growth Corporation (DEGC).

I'm writing this communication on behalf of Dreamtroit in support of their efforts to redevelop their property at 1331 Holden St. Detroit, MI 48202.

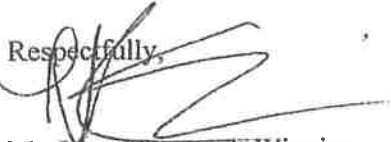
This project will serve to:

- Preserve the cultural & historical significance of Holden St. & the Northwest Goldberg neighborhoods by anchoring the Holden Creative Corridor (just east of Motown Museum)
- Provide recycling & environmental participation and education for the city of Detroit
- Allocate much needed Live/Maker spaces for artists via the provision of below market rate affordable housing
- Support the 24-hour economy initiative in the area spearheaded by Adrian Tonon

Should you have any additional questions please don't hesitate to contact me directly when time permits.

Thanks again for your time and consideration!

Respectfully,

  
Mr. Lynn Roosevelt Wiggins  
District 5 Business Liaison  
Detroit Economic Growth Corporation  
500 Griswold St. Ste. 2200  
Detroit, MI 48226  
**Website:** [www.degc.org](http://www.degc.org)  
**Email:** [lwiggins@degc.org](mailto:lwiggins@degc.org)  
**Cell:** (313) 452-1926  
**Office:** (313) 963-2940





February 19, 2019

Mr. Kevin Johnson  
President and CEO  
Detroit Economic Growth Corporation  
500 Griswold, Suite 2200  
Detroit, MI 48226

RE: Dreamtroit  
Redevelopment of 1331 Holden Street, Detroit, Michigan

I am writing to express support for Dreamtroit's redevelopment of 1331 Holden Street as they pursue economic incentive opportunities with the DEGC.

The City of Detroit Planning and Development Department has been working with the owner/developer through the conceptual phase of the development. The proposed design and overall redevelopment plan is consistent with the city's vision for the site. It will serve as an anchor of the Holden Creative Corridor along with Motown Museum, and is leading the way in a shared vision for a 24hr economy in that area of the Northwest Goldberg Neighborhood. More specifically, I feel the development brings value to the City in the following areas:

**Affordable Housing:** The development will create 73 housing units in the Original Lincoln Motor Factory, with more than 20% being affordable, along with a communal living offering. This will provide much needed student housing, as the property is within walking distance to Wayne State University and College for Creative Studies, as we well as enable those with limited incomes to live in a well-located emerging neighborhood. Most of the units will function as make/live residencies addressing the need for affordable spaces for art and culture creators in the City.

**Arts & Culture as an Economic Development Tool:** As noted above, in addition to housing designed specifically for the arts community, there will be over 30,000 square feet of commercial spaces dedicated to art industries and live theatrical arts.

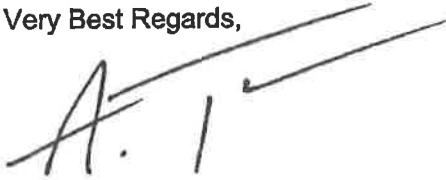
**Historic Preservation:** Built in 1917, the Lincoln Motor Factory presents a unique opportunity to preserve an architecturally significant part of Detroit's historic fabric. Major portions of the development were designed by Albert Kahn and the Dreamtroit development plan will unearth these architectural gems, preserving an important history in Detroit for visitors and residents.

**Sustainability:** The design for this project includes the sustainability and walkability standards set forth from our department. The property will continue to house the City's only municipal recycling program, Recycle Here! and Green Living Science an environmental education program, which will utilize the environmental design of this project to teach students and community members about building and living sustainably.

**Public/Private/Philanthropic Partnership:** Dreamtroit will include capital investment from both the private and foundation investment communities interested in mission driven development of this nature. The owner/developer is interested in exploring with the DEGC how it can fill financing gaps in search of the lowest average cost of capital which will enable the project to maximize affordability of both its residential and commercial offerings.

I sincerely thank you for your consideration of this project. Our office is available to assist in answering any questions you may have.

Very Best Regards,

A handwritten signature in black ink, appearing to read "A. T.", with a long horizontal line extending to the right from the top of the signature.

Adrian Tonon

Night Time Economy Ambassador

City of Detroit

Mayor's Office

Michael E. Duggan

To Whom it May Concern,

We, the Northwest Goldberg Creative Coalition, is in full support of the Dreamtroit Redevelopment project. Dreamtroit led the creation of this neighborhood business association, and have acted as leaders and organizers in our neighborhood. We couldn't be happier to work with Dreamtroit as the exciting future unfolds in Northwest Goldberg.

A handwritten signature in black ink, appearing to read 'Kory Trinks', with a long, sweeping horizontal stroke extending to the right.

Kory Trinks,  
President  
NOWEGO Business Association

The Holden Block, LLC  
30 South 15<sup>th</sup> St., Suite 1000  
Philadelphia, Pa. 19102  
215-989-3600

The development and ownership team of the Holden Block, located at 1314 Holden St. in Detroit MI., supports Dreamtroit's efforts to re-develop their property located at 1331 Holden St.

Mr. Naimi and Mr. Goldenberg have met with members of the Grasso Holdings Team as well as Mr. David Grasso, owner of Grasso Holdings, numerous times during the past three years. We have developed a cooperative and cordial relationship rooted in a shared interest in the success of the Holden Street Commercial Corridor and the surrounding neighborhood.

We believe the energy and creativity emanating from 1331 Holden Street adds much value to the neighborhood; both in direct economic activity and social capital that attracts attention of those looking to move to the neighborhood. It is important that projects as proposed by Mr. Naimi and Mr. Goldenberg get developed to provide a hub for creatives and makers in which to live, work and play.

Thank you,



Sam Sherman  
Grasso Holdings





TRUMBULL AT HOLDEN

November 25, 2019

To Whom It May Concern,

As neighbors to the Dreamtroit Development project, we are very excited about their plans to redevelop 1331 Holden st. into Make/Live Units for artists and middle income workers. We appreciate Dreamtroit's involvement in the community, both in the past and currently, as we work diligently together towards collective neighborhood goals, streetscape planning and community events. We could not ask for better neighbors, and we appreciate their openness and how they have included and worked with us to make our neighborhood great.

Kory Trinks

The Marble Bar  
General Manager  
734-231-7272  
Kory@themarblebar.com

A handwritten signature in black ink, appearing to read 'Kory Trinks', is written over the printed name and contact information.

2019-12-13

**1161**

**1161** *Petition of Life is a Dreamtroit, LLC,  
request for the establishment of a  
Commercial Rehabilitation District at  
1331 Holden Street, 5924-6138  
Lincoln Street, Detroit, MI 48202*

---

REFERRED TO THE FOLLOWING DEPARTMENT(S)

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



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

January 13, 2020

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

RE: Commercial Rehabilitation District –**Life Is A Dreamtroit LLC**  
Address: 1331 Holden and 5924-6138 Lincoln  
Parcel Number: See attached list

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the request from **Life Is A Dreamtroit LLC** for the proposed Commercial Rehabilitation District located at **1331 Holden and 5924-6138 Lincoln** in the **NW Goldberg** of 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 **Life Is A Dreamtroit LLC** consists of rehabilitating the partially occupied warehouse building located at 1331 Holden containing 160,674 square feet of building area and was built in 1932 on 2.981 acres of land into a mixed-used building. The first and second floors of the main building will be converted into apartments under a Neighborhood Enterprise Zone exemption pending request. The existing recycling center will be relocated to the southwestern portion of the building. To the east, the first floor of the building will be used as urban market/co-working space. Part of the most recent addition will be demolished to make room for a surface parking lot and art studios. New construction will be on the northeastern portion of the property to house an active space used for the creation and storage of large-scale interactive art pieces. The total acreage for all the parcels of land is 4.324 acres. Renovations include interior demolition, interior buildout, new mechanical, plumbing, electrical and HVAC, window replacement and fire protection systems.

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.



Commercial Rehabilitation District  
Life Is A Dreamtrot LLC  
Page 2

A field investigation and application review indicated that the proposed Commercial Rehabilitation District at **1331 Holden and 5924-6138 Lincoln in the NW Goldberg area in the City of Detroit** 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



Parcel Number	Property Address	Owner Name	Current Use	2019 TCV	Taxable Value	Acres
06001546.002L	1331 Holden	Life Is A Dreamtroit LLC	Industrial Warehouse	\$638,000	\$256,819	2.981
06005573-83	5924 Lincoln	Life Is A Dreamtroit LLC	Vacant Land	\$8,800	\$4,400	.541
06005584-5	5960 Lincoln	Life Is A Dreamtroit LLC	Service Garage	\$45,400	\$2,404	.122
06005586-90	5984 Lincoln	Guest, Susan A	Industrial Storage	\$104,400	\$32,932	.302
06005591.	6102 Lincoln	Guest, Susan A	Vacant Land	\$4,200	\$1,567	.060
06005592.	6108 Lincoln	Guest, Susan A	Vacant Land	\$4,200	\$1,567	.060
06005593	6112 Lincoln	Guest, Susan A	Vacant Land	\$4,200	\$1,149	.059
06005594.	6120 Lincoln	Life Is A Dreamtroit LLC	Vacant Land	\$4,200	\$2,091	.059
06005595.	6126 Lincoln	Life Is A Dreamtroit LLC	Vacant Land	\$4,200	\$2,100	.059
06005596.	6132 Lincoln	Metro Grocery	Vacant Land	\$4,000	\$1,776	.056
06005597.	6138 Lincoln	Sha Realty Corporation	Vacant Land	\$2,000	\$1,000	.025
						4.324

LEGAL DESCRIPTION: S HOLDEN THAT PT OF O L 50 LYG N OF & ADJ R R & S OF HOLDEN 10 THRU 1 54-49 & VAC ALLEY LYG N OF & ADJ ALL THAT PT OF VAC BROOKLYN AVE LYG S OF HOLDEN AVE & N OF R R SUB OF PT BAKER FARM L365 P498 DEEDS, W C R 6/95 129,858 SQ FT (0600156.002L)

LEGAL DESCRIPTION: E LINCOLN 47 THRU 39 SCRIPPS SUB L12 P10 PLATS, W C R 6/97 23,072 SQ FT (06005573-83)

LEGAL DESCRIPTION: E LINCOLN 38&37 SCRIPPS SUB L12 P10 PLATS, W C R 6/97 60 X 88.53A (06005584-5)

LEGAL DESCRIPTION: E LINCOLN 36&35SCRIPPS SUB L12 P10 PLATS, W C R 6/97 S 90 FT OF W 87.68 FT OF P C 248 LYG E OF LINCOLN & N OF LOT 35 OF SD SCRIPPS SUB 6/--- 150 X 87.86A (06005586-90)



Commercial Rehabilitation District  
Life Is A Dreamtrot LLC  
Page 4

LEGAL DESCRIPTION: E LINCOLN N 30 FT OF W 87.64 FT OF PC 248LYG E OF & ADJ LINCOLN AVE S & ADJ LOT 34 OF SCRIPPS SUB L12-P10 PLATS, WCR 6/--- 30 X 86.98 AV (06005591.)

LEGAL DESCRIPTION: E LINCOLN 34 SCRIPPS SUB L12 P10 PLATS, W C R 6/97 30 X 86.74 (06005592.)

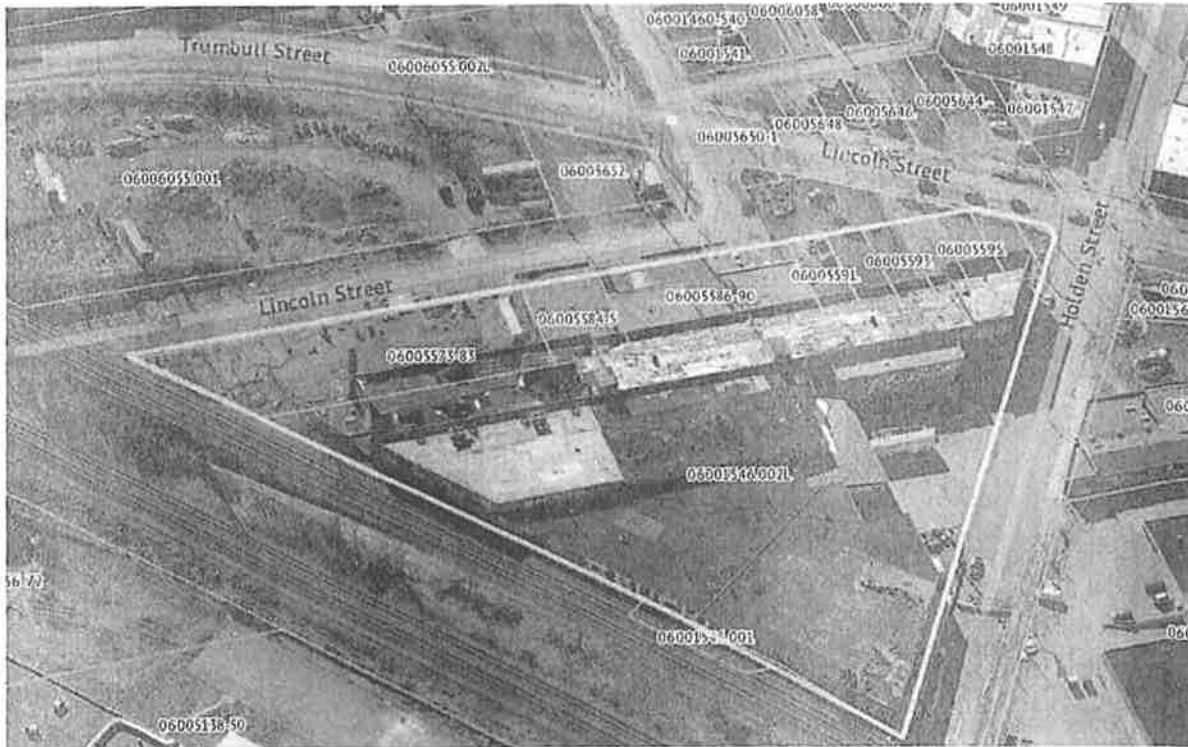
LEGAL DESCRIPTION: E LINCOLN 33 SCRIPPS SUB L12 P10 PLATS, W C R 6/97 30 X 86.50A (06005593.)

LEGAL DESCRIPTION: E LINCOLN 32 SCRIPPS SUB L12 P10 PLATS, W C R 6/97 30 X 86.26A (06005594.)

LEGAL DESCRIPTION: E LINCOLN 31 SCRIPPS SUB L12 P10 PLATS, W C R 6/97 30 X 86.02A (06005595.)

LEGAL DESCRIPTION: E LINCOLN 30 EXC TRIANG PT BG N 19.90 FT ON W LINE & W 12.54 FT ON N LINE SCRIPPS SUB OF PT OF WOODBRIDGE FARM L12 P10 PLATS, W C R 6/97 2,447 SQ FT (06005596.)

LEGAL DESCRIPTION: E LINCOLN ALL THAT PT OF 29DESC AS BEG AT A PTE IN S LINE OF SD LOT DIST 12.54 FT ALG SD S LINE FROM SW COR OF SD LOT TH N 09D 40M 42S E 28.91 FT TH N 55DE 12.08 FT TH SELY ALG NLY LINE OF SD LOT 50.61 FT TO ELY COR OF SD LOT TH WLY ALG S LINE 69.89 FT TO POB SCRIPPS SUB L12 P10 PLATS, WCR 6/97 1,072 SQ FT (06005597.)





TO: Matthew Langston, Housing and Revitalization  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for **Commercial Rehabilitation District (PA 210)** (Associated to Petition #1161)  
DATE: January 16, 2020  
CC: Katharine Trudeau, Deputy Director, Planning and Development  
Kevin Schronce, PDD Central, Planning and Development  
Karen Gage, PDD Zoning, 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 Life is a Dreamtroit, LLC.

**Location and Project Proposal:** 1331 Holden Street, 5924, 5960, 5984, 6102, 6108, 6112, 6120, 6126, 6132, 6138 Lincoln Street. Project is approximately 4.3 acres and a partially vacant two-story warehouse dominates the property which totals approximately 160,000 square feet. The project site formerly served as the Lincoln Motor Company headquarters, constructed by architect Albert Kahn. The property is partially occupied by a recycling reuse center and art studios. Project will renovate the former warehouse into a modern mixed-use building featuring new living units and office and retail space. The first and second floors of the main building will be converted into apartments with varying tiers of affordable rates. New construction on the northeastern portion of the property will house an active space for the creation and storage of large-scale interactive art pieces.

**Current Master Plan (MP) & Zoning:** MP Classification – Light Industrial (IL); Zoning – M4 Intensive Industrial

**Master Plan Interpretation:**

The subject site area is designated **Light Industrial (IL)**. Light Industrial areas should generally consist of industrial uses of low intensity that have minimum undesirable effects on adjacent residential or commercial land uses. Small-scale industrial uses may include machine shops, small scale assembly or packaging, warehousing or technology parks. The following policies of the Rosa Parks neighborhood describe the following recommendations:

- Policy 4.1: In the southeast corner, encourage the conversion of vacant industrial buildings into residential lofts

The proposed uses are generally consistent with what is permissible in Light Industrial. Additionally, some intermixture of uses within Light Industrial are often permitted. The area adjacent to project site is also classified as Mixed Residential-Commercial (MRC) – See Map Attachment (6-2B). 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 development does not change the Future General Land Use characteristics of the area and conforms to various Master Plan policies.**

**Attachments**

Future General Land Use Map: Neighborhood Cluster 6; Rosa Parks; Map 6-2B



**Subject Site  
1331 Holden St**

**Map 6-2B**

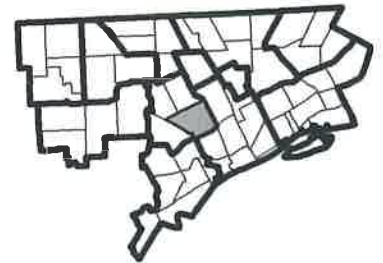
**City of Detroit  
Master Plan of  
Policies**

**Neighborhood Cluster 6  
Rosa Parks**



**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)	







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

January 31, 2020

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 2110 Park Avenue, LLC in the area of 2110 Park Ave., Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition # 1123).**

Honorable City Council:

The Housing and Revitalization Department has reviewed the application of **2110 Park Avenue, LLC** 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,

D. Scott Brinkmann, Esq.  
Director of Development & Special Projects

SB/ml

cc: S. Washington, Mayor's Office  
K. Trudeau, P&DD  
D. Rencher, HRD  
M. Langston, Esq., HRD



**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**, **2110 Park Avenue, LLC** 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 \_\_\_\_\_, 2020 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.

**City of Detroit**  
OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Andre P. Gilbert II  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Friday, October 25, 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    LAW DEPARTMENT  
PLANNING AND DEVELOPMENT DEPARTMENT    FINANCE DEPARTMENT  
LEGISLATIVE POLICY DIVISION

**1123**    *2110 Park Avenue, LLC, request to establish an Obsolete Property  
Rehabilitation at 2110 Park Avenue, Detroit, MI*

**2110 Park Avenue, LLC**  
2211 Woodward Avenue  
Detroit, Michigan 48201

October 25, 2019

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

**RE: Request for the Establishment of an Obsolete Property Rehabilitation District at 2110 Park Avenue, Detroit, MI**

Honorable City Council:

Please accept this letter as a request to establish an Obsolete Property Rehabilitation Development (“OPRA”) District for the property located at 2110 Park Avenue and described in **Exhibit A, Property Description**, as further depicted in **Exhibit A-1, Site Plan**.

2110 Park Avenue, LLC is a Michigan limited liability company formed for the purpose of owning, rehabilitating, and leasing the vacant commercial building located 2110 Park Avenue, known as the Women’s City Club (“WCC”). The WCC building is six-story building that has been vacant since 2004, when the City of Detroit Police Department vacated the premises. If an OPRA District is established and an OPRA Certificate is issued, the building will be redeveloped to provide 11,600 square feet of retail space on the first floor and basement, where a Pewabic tile swimming pool is located, and 46,300 square feet of office on floors two through six. The sub-basement levels will be used for mechanical systems and storage. The project will strengthen Park Avenue by providing a new center of employment and enhancing the street-level retail offerings in the neighborhood.

The building meets the definition of functionally obsolete property under MCL 125.782(f), and therefor constitutes obsolete property for purposes of MCL 125.782(h). Tax relief is necessary to make the project economically viable. As disclosed by the project pro forma, a large amount of capital investment is required to rehabilitate building and provide it with functional building systems. Hard costs are projected to be approximately \$15.1 million and soft costs are projected to be approximately \$4.0 million. Project funding will come from \$10.8 million in developer equity, and \$11.5 million in senior financing. The project funding also depends on receipt of approximately \$2.7 million in federal historic preservation tax credits. The capital investment project will be for the remediation of hazardous material, and redevelopment necessary to bring the project to an economically efficient condition. This includes major renovation and modification including, but not necessarily limited to, new or improved fixed building equipment including heating, ventilation, and lighting, improved structural support including foundations, improved roof structure and cover, improved exterior and interior appearance of the building, and other physical changes required to restore or change the obsolete property to an economically efficient condition. The project is not economically feasible without an OPRA exemption certificate. Rehabilitation of the facility would not be undertaken by Petitioner without the receipt of the exemption certificate. There are no Full Time Employee (“FTE”) positions currently associated with the building. Rehabilitation of the building is expected to

CITY CLERK: 2019 OCT 25 AM 11:15

*eric.tuomey@dyccl*

*2110 Park Avenue, LLC  
2211 Woodward Avenue  
Detroit, Michigan 48201*

require 100 FTEs during construction. Upon completion, third-party tenants will occupy the office components of the building that may accommodate a substantial number of full-time employees on the second through sixth floors. It is anticipated that the tenants of the first-floor retail space will employ additional FTEs. The final number of FTEs created will be known once third-party tenants occupy the building.

Petitioner requests a tax exemption for the full twelve-year period. The economic benefits of the project are significant for the City. The project will restore a vacant, historic building to productive use, and the improvements will support the continuation of that productive use well-beyond the requested twelve-year exemption period. Adding office workers to this block will benefit the existing retail businesses, and to the extent the FTEs are new jobs, the FTEs will result in additional city income taxes. Additional retail businesses will also enhance the block's attractiveness to pedestrians and its identity as a retail destination and potential to attract new consumer spending in this part of the downtown. Furthermore, new tenants of the building will further aid in the reactivation of park space at Grand Circus Park. All city taxes associated with the building are current. In addition to the PA 146, a Brownfield Tax Incremental Financing is being requested for this Project.

2110 Park Avenue, LLC is an affiliate of the company Olympia Development of Michigan, LLC ("ODM"). ODM is a real estate company that provides a full range of service in leasing, overall development strategy and vision, acquisition, financing, legal, construction, architecture and design, and project management. ODM is responsible for some of Detroit's most iconic and most visited venues including the historic Fox Theatre, the award-winning Little Caesars Arena, Comerica Park, and the new Little Caesars world headquarters campus expansion, and the creation of the mixed-use District Detroit. The District Detroit is currently expanding shopping, dining, and office locations. To continue to with the development of District Detroit, we respectfully request your approval in the establishment of an OPRA District at 2110 Park Avenue, along with a waiver of reconsideration following your approval.

Respectfully submitted,

2110 Park Avenue, LLC  
Stanford Berenbaum  
Authorized Agent

**EXHIBIT A: Property Description**  
**EXHIBIT A-1: Site Map**  
**EXHIBIT B: Paid Receipt of Current Taxes**

cc: K. Bridges, DEGC  
N. Marsh, DEGC  
V. Farley, HRD

**2110 Park Avenue, LLC**  
2211 Woodward Avenue  
Detroit, Michigan 48201

**EXHIBIT A**  
**PROPERTY DESCRIPTION**



**Aerial View**



**Site Location**

**2110 Park Avenue, LLC**  
2211 Woodward Avenue  
Detroit, Michigan 48201



**Street View**

- **Building:**
  - **Name:** Women's City Club
  - **Address:** 2110 Park Avenue
  - **Property Size:** 11,965 sf / 0.276 acres
  - **Building Size:**
    - 75,370 sf
    - Six-Story building with a lower level and sub-basement
      - **Lower Level:** swimming pool, locker rooms, hallways, storage room, mechanical room
      - **Sub-Basement:** located around perimeter of the swimming pool
      - **First Floor:** lobby, hallways, vacant tenant spaces
      - **Second Floor:** vacant office space, ballroom
      - **Third – Sixth Floors:** open spaces
      - **Two-Story Penthouse:**
        - First Floor: used for storage of building materials
        - Second Floor: air handling units, cable operated elevator control units, water tank

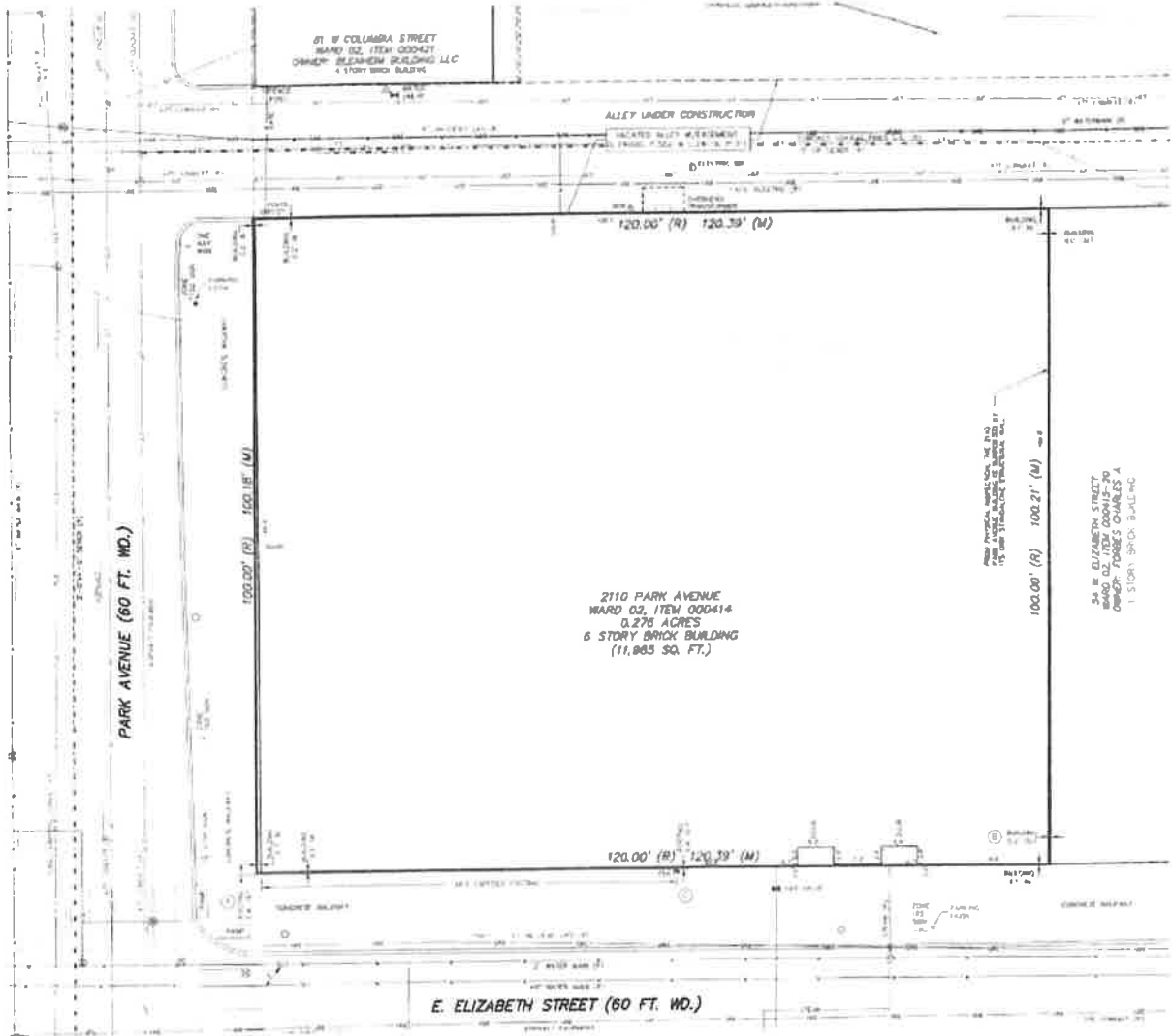
*2110 Park Avenue, LLC  
2211 Woodward Avenue  
Detroit, Michigan 48201*

- **Year Built:** 1924
- **Legal Description:** Lots 32, 33 and 34, PLAT OF PARK LOTS NOS. 84, 85 AND 86 AS SUBDIVIDED THE 7<sup>TH</sup> DAY OF MAY 1835, A. E. HATHON, SURVEYOR, according to the Plat thereof, as recorded in Liber 7, Page 27 of Deeds (City Records), Wayne County Records.
- **PIN:** 02-000414
  
- **Use:**
  - **1924-1984:** Women's City Club, with residential apartments on the upper three floors, and retail spaces on the first floor
  - **1984-2004:** Detroit City Police Department
  - **2004-Present:** Vacant
  - **Proposed:** Mixed-use space of office and retail
  
- **Work to be Done:**
  - General nature and extent of the rehabilitation:
    - Building to be redeveloped to provide 11,600 square feet of retail space on the first floor, and 46,300 square feet of office on floors 2-6
    - The basement and sub-basement levels, where a swimming pool was once located, will be used for mechanical systems and storage
    - The project will strengthen Park Avenue by providing a new center of employment and enhancing the street-level retail offerings in the neighborhood.
  - Fixed building equipment that will be a part of the rehabilitated facility:
    - Exterior Masonry Stabilization/Restoration
    - Hazardous Material Abatement – Asbestos and Lead
    - New Roof
    - Elevator Restoration/Rehabilitation
    - New Electrical, Mechanical, Plumbing and Fire Protection Systems
    - Restoration of historic elements consisting of historic lobby, exterior awnings, Pewabic Tile, communicating spiral staircase, stained glass windows, selective window replacement.
  - Time schedule for undertaking and completing the rehabilitation of the facility:
    - Selective Demolition/ Abatement: 3 months
    - Roof Replacement: 3 weeks
    - Exterior Masonry Stabilization/Restoration: 2 months
    - Elevator Replacement – 22 Weeks
    - OVERALL CONSTRUCTION DURATION – 10 Months



2110 Park Avenue, LLC  
2211 Woodward Avenue  
Detroit, Michigan 48201

### EXHIBIT A-1 SITE PLAN



2110 Park Avenue, LLC  
 2211 Woodward Avenue  
 Detroit, Michigan 48201

**EXHIBIT B**  
**PAID RECEIPT OF CURRENT TAXES**

Property Address: 2110 PARK



*2110 Park*  
 2019 CITY OF DETROIT  
 SUMMER TAX BILL

2110 PARK AVENUE LLC

2211 WOODWARD AVENUE  
 DETROIT, MI 48201

STATE	MI
COUNTY	W
CITY	DETROIT
ZIP	48201

TAXING UNIT	RATE	TAX AMOUNT	IMPORTANT INFORMATION - SEE REVERSE SIDE
STATE EDUCATION	8.00000	2,903.14	<b>PARCEL #:</b> 02000414 <b>SCHOOL DISTRICT:</b> 82010 <b>SEV:</b> 2,520,500 <b>TAXABLE VALUE:</b> 483,858 <b>PRE/MBT %:</b> 0 <b>PROP CLASS:</b> 204-COMMERCIAL CBD <b>TIF DISTRICT:</b> DDA Z130 (TID 1-3)
GENERAL CITY	19.95200	9,653.93	
DEBT SERVICE	9.00000	4,354.72	
LIBRARY	4.63070	2,240.60	
SCHOOL DEBT	13.00000	6,290.15	
SCHOOL OPERATING	18.00000	8,709.44	
W COUNTY TAX	5.64830	2,732.97	
DDA	0.98870	478.39	
WC RESA ENH	2.00000	967.71	
INSPECTION FEE		100.00	
BUSI IMP ZONE		5,681.00	
<b>Total Summer Rate:</b> 79.21970			
<b>Total Taxes:</b> 38,331.05			
<b>Total Special Fees:</b> 5,781.00			
<b>Admin Fee:</b> 383.31			
<b>TOTAL DUE:</b> 44,495.36			

**PARTIAL PROPERTY DESCRIPTION**  
 FOR COMPLETE PROPERTY DESCRIPTION SEE ASSESSMENT ROLL AT ASSESSOR'S OFFICE.  
 N ELIZABETH 34-33-32 PLAT PT PARK LOTS L7 P27 CITY RECORDS. W  
 C R 271 120 X 100

1st Half Payment Due 8/15/2019 **22,247.68**  
 2nd Half Payment Due 1/15/2020 **22,247.68**

RETAIN THIS TOP PORTION FOR YOUR RECORDS  
 YOUR CANCELLED CHECK IS YOUR RECEIPT

IMPORTANT INFORMATION - SEE REVERSE SIDE



2019 SUMMER PROPERTY TAX - RETURN THIS PORTION WITH YOUR PAYMENT

2110 Park Avenue, LLC  
 2211 Woodward Avenue  
 Detroit, Michigan 48201

**EXHIBIT B CONT.**  
**PAID RECEIPT OF CURRENT TAXES**

Invoice Register

Payee  
 Treasurer, City of Detroit  
 Department 268301, City of  
 Detroit - Property Tax.  
 Detroit, MI 48255-2683  
 Phone: 3132243560

Batch Id	4243
Control	10698
Invoice Number	02000414S19
Invoice Date	08/01/2019
Due Date	07/30/2019
Approved By	
Printed By	
Printed On	08/27/2019

Post Month	Total Amount	Retention Amount	Payment Status	Payment Method	Type	Expense Type	Cash Acct
8/2019	22247.68	0.00	Unpaid	Check	Invoice	Taxes	100010000
Notes:							
02000414S192110 PARK							

Contract	Job	Entity	Amount	Retention	Category	Account	Acct Desc	GL Category	Notes
		2110park	22247.68	0.00		140030000	Prepaid Tax		02000414S19 2110 PARK

2019-10-25

**1123**

**1123** *Petition of 2110 Park Avenue, LLC,  
request to establish an Obsolete  
Property Rehabilitation at 2110 Park  
Avenue, Detroit, MI*

---

REFERRED TO THE FOLLOWING DEPARTMENT(S)

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



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](http://WWW.DETROITMI.GOV)

January 6, 2020

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

Re: **Obsolete Property Rehabilitation District – 2110 Park Avenue LLC**  
Property Address: 2110 Park  
Parcel Numbers: 02000414.

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation District located at **2110 Park** in the **Foxtown** area 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.

**2110 Park Avenue LLC** plans to rehabilitate the vacant six-story office buildings with a total of 63,823 square feet of building area, built in 1925 on .28 acres of land into retail in the basement and first floor with office space on the second through sixth floors. The building is in need to remediation of hazardous materials, new or improved heating, ventilation and lighting, improved structural support including foundations, roof structure and cover, and interior and exterior appearance renovations.

This property meets 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 Obsolete Property Rehabilitation District located at **2110 Park** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

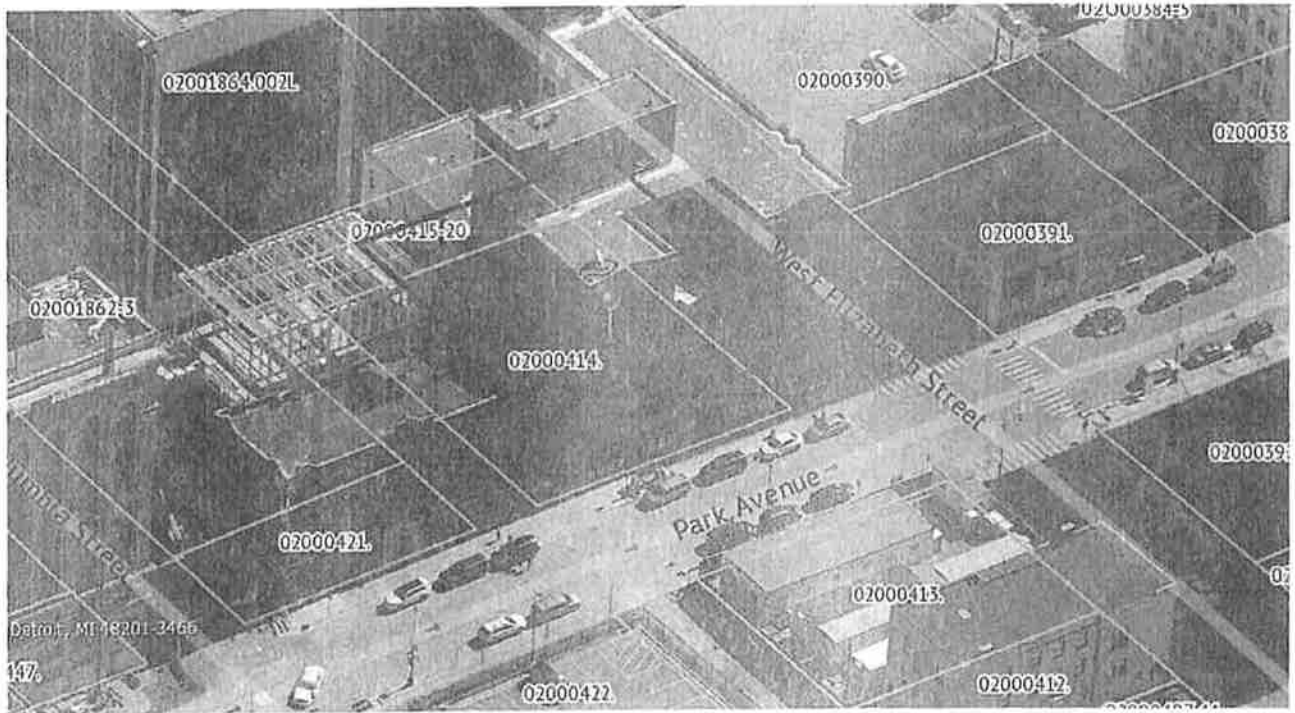
Charles Ericson, MMAO  
Assessor, Board of Assessor



Obsolete Property Rehabilitation District  
2110 Park LLC  
Page 2

PARCEL NUMBER	PROPERTY ADDRESS	OWNER NAME	LEGAL DESCRIPTION
02000414.	2110 PARK	2110 PARK AVENUE LLC	N ELIZABETH 34-33-32 PLAT PT PARK LOTS L7 P27 CITY RECORDS, W C R 2/71 1.20 X 100

The legal description matches the OPRA district request.





TO: Matthew Langston, Housing and Revitalization  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for **Obsolete Property District** (PA 146) at 2110 Park Avenue  
(Associated to Petition #1123)  
DATE: January 16, 2020  
CC: Katharine Trudeau, Deputy Director, Planning and Development  
Kevin Schronce, PDD Central, Planning and Development  
Karen Gage, PDD Zoning, Planning and Development  
Garrick Landsberg, PDD Historic, 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 is 2110 Park Avenue LLC.

**Location and Project Proposal:** 2110 Park Avenue; Project site, formerly known as the Women's City Club, is a 6-story building that has been vacant since 2004 when the City of Detroit Police Department vacated the premises. Project proposes to redevelop first floor and basement of property into 11,600 square feet of retail space, where a Pewabic tile swimming pool is located. Floors 2-6 will be redeveloped into 46,300 square feet of office space. The sub-basement levels will be used for mechanical systems and storage.

**Current Master Plan (MP) & Zoning:** MP Classification – Special Commercial (CS);  
Zoning – B5 General Business District

#### **Master Plan Interpretation**

The subject site area is designated **Special Commercial (CS)**. Special Commercial areas attract people from the City, region and State. These areas may include sport stadia, convention centers, casinos, or compatible uses such as theatres, nightclubs, bars and restaurants. Areas should be accessible to mass transit routes and automobile parking on the street or in structures, Ground level activity should be pedestrian oriented. Ancillary uses may include medium-rise offices, hotels, high density housing, and mixed-use development.

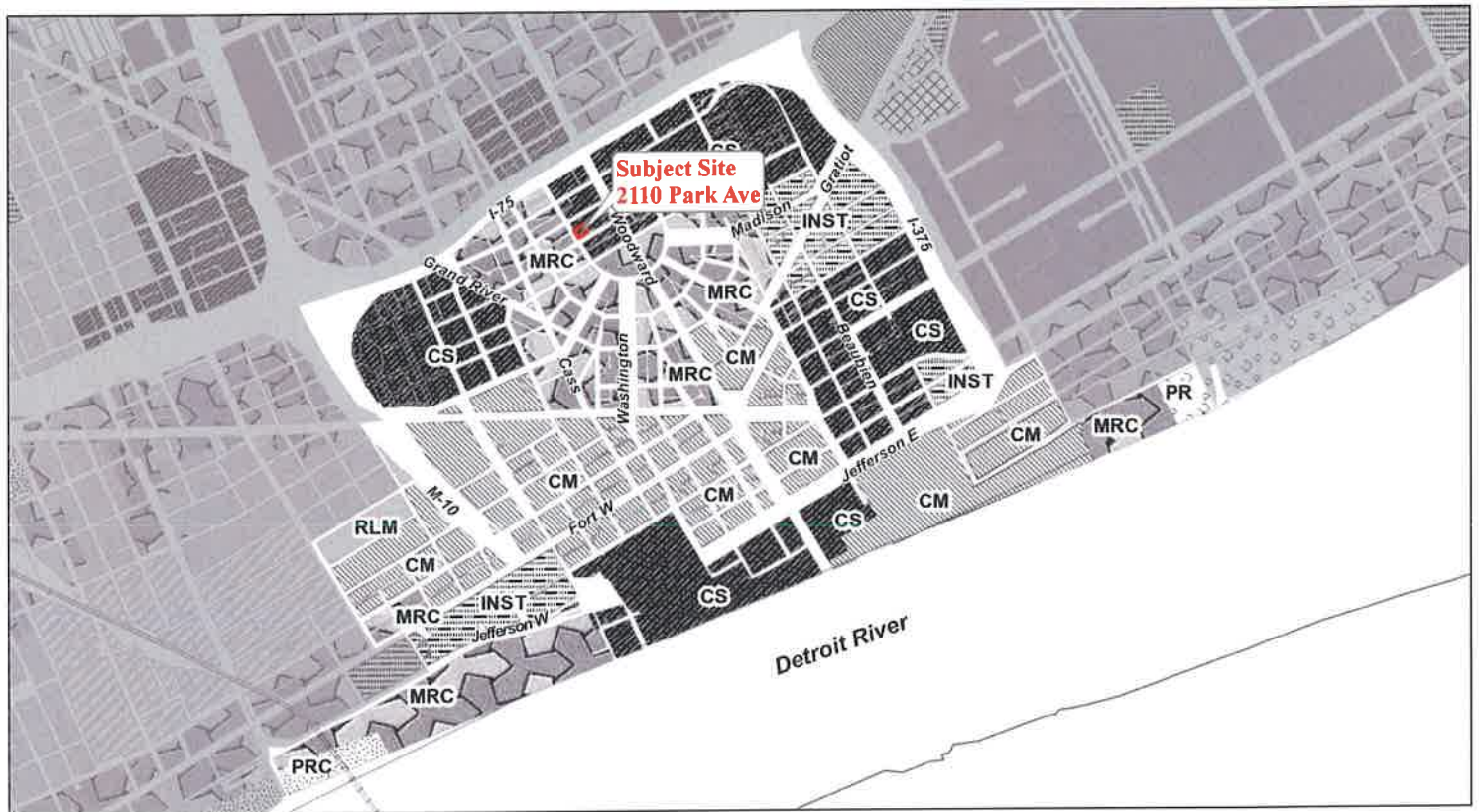
The following policies of the Central Business District neighborhood describe the following recommendations:

- Policy 6.1: Provide incentives to attract businesses to participate in the rehabilitation and occupancy of the Central Business District's major office buildings

**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**



**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)                  |                                        |







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

January 22, 2020

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 **Belcrest Apartment Acquisition, LLC** in the area of 5440 Cass, Detroit, MI in accordance with Public Act 147 of 1992

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 **Belcrest Apartment Acquisition, 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  
K. Trudeau, 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**, **Belcrest Apartment Acquisition, LLC** has requested establishment of “**Belcrest Apartment**” 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 \_\_\_\_\_, 2020, 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.

**City of Detroit**  
OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Andre P. Gilbert II  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Wednesday, November 6, 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    PLANNING AND DEVELOPMENT DEPARTMENT  
FINANCE DEPARTMENT    LAW DEPARTMENT  
LEGISLATIVE POLICY DIVISION

**1129**    *Belcrest Apartment Acquisition, LLC, request to establish a Neighborhood Enterprise Zone at 5440 Cass Ave, Detroit, MI.*

*By Hand Delivery*

November 6, 2019

Office of Detroit City Clerk  
2 Woodward Avenue  
Coleman A. Young Municipal Center  
Suite 200  
Detroit, MI 48226

***Re: Request for Establishment of Neighborhood Enterprise Zone-Belcrest Apartment Acquisition LLC (5440 Cass; Belcrest Apartments)***

Ladies and Gentlemen:

On behalf of Belcrest Apartment Acquisition LLC, a Michigan limited liability company (the "Applicant"), please accept this letter as a request to establish a Neighborhood Enterprise Zone pursuant to MCL 207.771 for the parcel of property described on Attachment A and depicted on Attachment B.

The Applicant proposes to rehabilitate the 142-unit Belcrest Apartments building located at 5440 Cass in the Midtown area. The rehabilitation will include improvements such as restoration of the entrance lobby, tuck pointing and replacing brick throughout the facade to match the historic look of the building, updated security systems, a secure package facility for residents' mail, improved lobby amenity spaces, and a gym and other amenities for residents in underutilized space throughout the 1st floor and basement space. Improvements within all apartments will include new energy star windows and new energy efficient individual HVAC units. Renovations in individual apartments will vary but in many cases will include new cabinetry and appliances, retiling, new vinyl flooring and energy efficient shower heads and toilets. In addition, energy efficient lighting will be added throughout the entire building.

Upon completion of the rehabilitation and issuance of a Neighborhood Enterprise Zone certificate for the property, twenty percent of the apartments will be offered at rent rates considered affordable to those with income not greater than 80% of the Area Median Income for the Detroit-Warren-Livonia MSA (based upon rent not exceeding 30% of income). Additional information about the rehabilitation investment will be included in a separate application for the Neighborhood Enterprise Zone certificate.

Each apartment in the building is considered a "Rehabilitated Facility" pursuant to the Neighborhood Enterprise Zone Act, thereby satisfying the requirement of MCL 207.773(1) that the zone include ten or more "Rehabilitated Facilities" for the establishment of a neighborhood enterprise zone in a "qualified downtown revitalization district". The general area, including the many nearby businesses, is an area "zoned and primarily used for business" and therefore the proposed zone is located in a "qualified downtown revitalization district" (MCL 207.772(k)).

---

# HONIGMAN

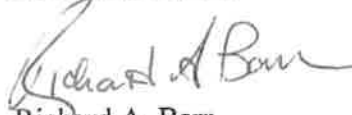
---

Office of Detroit City Clerk  
November 6, 2019  
Page Two

Thank you for your attention to this matter.

Very truly yours,

HONIGMAN LLP



Richard A. Barr

## Attachment A

<u>Parcel Tax ID Number</u>	<u>Address</u>	<u>Owner</u>
02002133-5	5440 Cass Avenue	Belcrest Apartments LLC

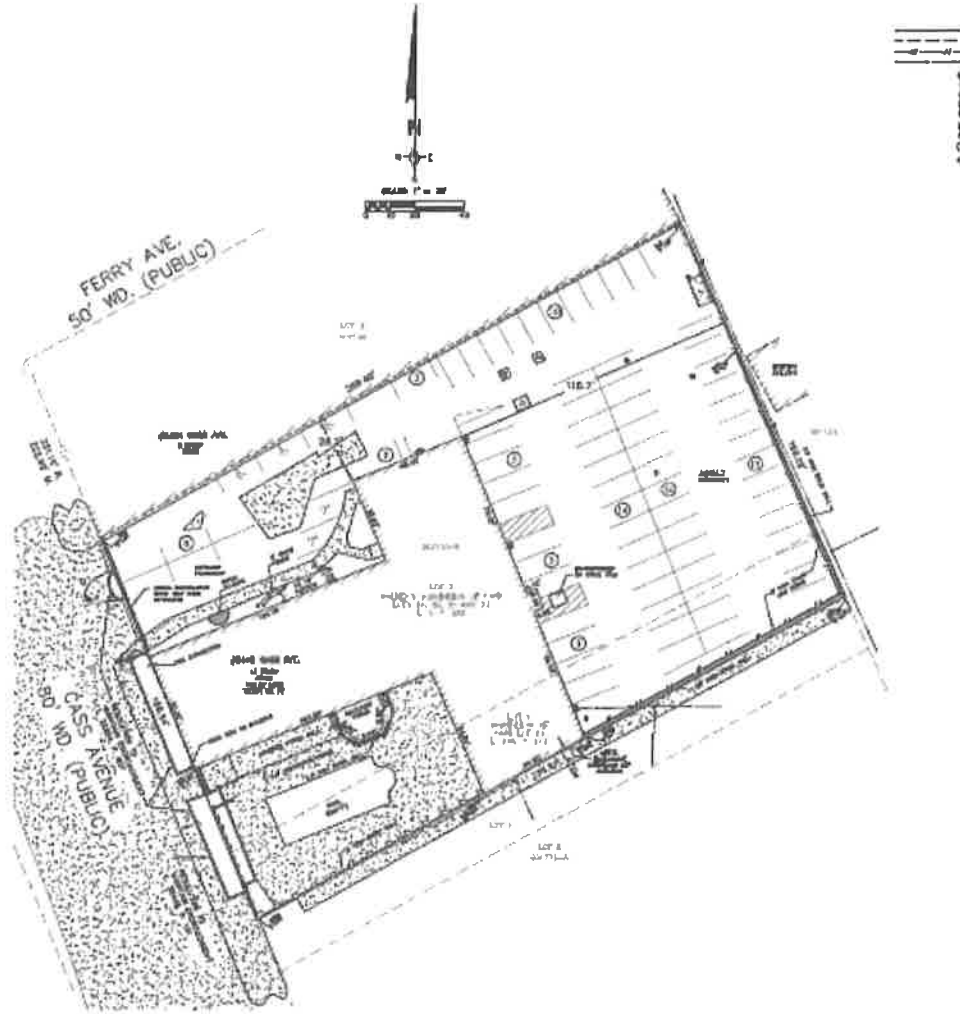
### Legal Description

**Land in the City of Detroit, County of Wayne, State of Michigan, described as follows:**

LOT 2, WALKER'S SUBDIVISION OF PARK LOTS 49, 50, 51 AND 52, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE(S) 282, WAYNE COUNTY RECORDS, ALSO, LOT 5, EXCEPT THE SOUTHERLY 25 FEET OF SUBDIVISION OF PARK LOT 53, AS RECORDED IN LIBER 206, PAGE 273, WAYNE COUNTY RECORDS.

## Attachment B

### Survey of Parcel







2019-11-06

**1129**

**1129** *Petition of Belcrest Apartment Acquisition, LLC, request to establish a Neighborhood Enterprise Zone at 5440 Cass Ave, Detroit, MI.*

---

REFERRED TO THE FOLLOWING DEPARTMENT(S)

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



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

January 2, 2020

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

RE: **Neighborhood Enterprise Zone – Belcrest Apartment Acquisition LLC**  
**Property Address: 5440 Cass**  
**Parcel Number: 02002133-5**

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the request from **Belcrest Apartments Acquisition LLC** proposed **Belcrest Apartment Neighborhood Enterprise Zone**, located at **5440 Cass** in the **Midtown** area in the City of Detroit. Belcrest Apartments Acquisition LLC's proposed plan is to rehabilitate the Belcrest Apartment historical building listed on National Register of Historic Places with 142 apartment units.

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 rehabilitation project consists of the Belcrest Apartment building containing 158,535 square feet of building area and was built in 1926 on 1.060 acres of land. The developer plans to restore the entrance lobby, tuck point and replace bricks throughout the façade, update security system, create a package facility for resident's mail, improve the lobby and a gym throughout the 1<sup>st</sup> floor and basement areas. Improvements within all apartments will include new energy star windows, new individual HVAC units and individual renovations will vary but many will include new cabinetry and appliances, retiling, new vinyl flooring and energy efficient shower heads and toilets. In addition, 20% of the apartment will be offered at rent rates considered affordable to those individual with certain income levels. The 2019 True Cash Value of the proposed project is \$11,035,800 and contains 1.060 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  
Belcrest Apartments Acquisition 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 **5440 Cass** in the **Midtown** 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  
Belcrest Apartments Acquisition LLC  
Page 3

Parcel Number	Property Address	Owner Name	Current Use	2019 TCV	Taxable Value	Acres
02002133-5	5440 Cass	Belcrest Apartments LLC	Apartment Building	\$11,035,800	\$516,258	1.060

Legal Description: E CASS N 28.19 FT OF 5SUB OF PARK LOT 53 L206 P254 DEEDS, W C R 2/119 2WALKERS SUB L1 P282 PLATS, W C R 2/131 169.54 X 272.24A





TO: Matthew Langston, Housing and Revitalization  
FROM: Esther Yang/Greg Moots Choose (s), Planning and Development  
RE: Master Plan Interpretation for **Neighborhood Enterprise Zone (PA 147)** at 5440 Cass Avenue (Associated to Petition 1129)  
DATE: January 10, 2020  
CC: Katharine Trudeau, Deputy Director, Planning and Development  
Kevin Schronce, PDD Central, Planning and Development  
Karen Gage, PDD Zoning, 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 Belcrest Apartment Acquisition LLC.

**Location and Project Proposal:** 5440 Cass Avenue; Project seeks to rehabilitate the 142-unit Belcrest Apartment building for continued residential uses. The rehabilitation will include interior and exterior improvements. Proposed exterior improvements include restoration of the entrance lobby, tuck pointing and replacing brick throughout the façade to match the historic look of the building, updated security systems, residential mailboxes, improved lobby amenity spaces, and a gym. Interior improvements include energy efficient upgrades, cabinetry, appliances, lighting, tiling, flooring, and plumbing. Project will provide 20% of its apartment units as affordable.

**Current Master Plan (MP) & Zoning:** MP Classification – Institutional (INST); Zoning – B4 General Business District.

#### **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.

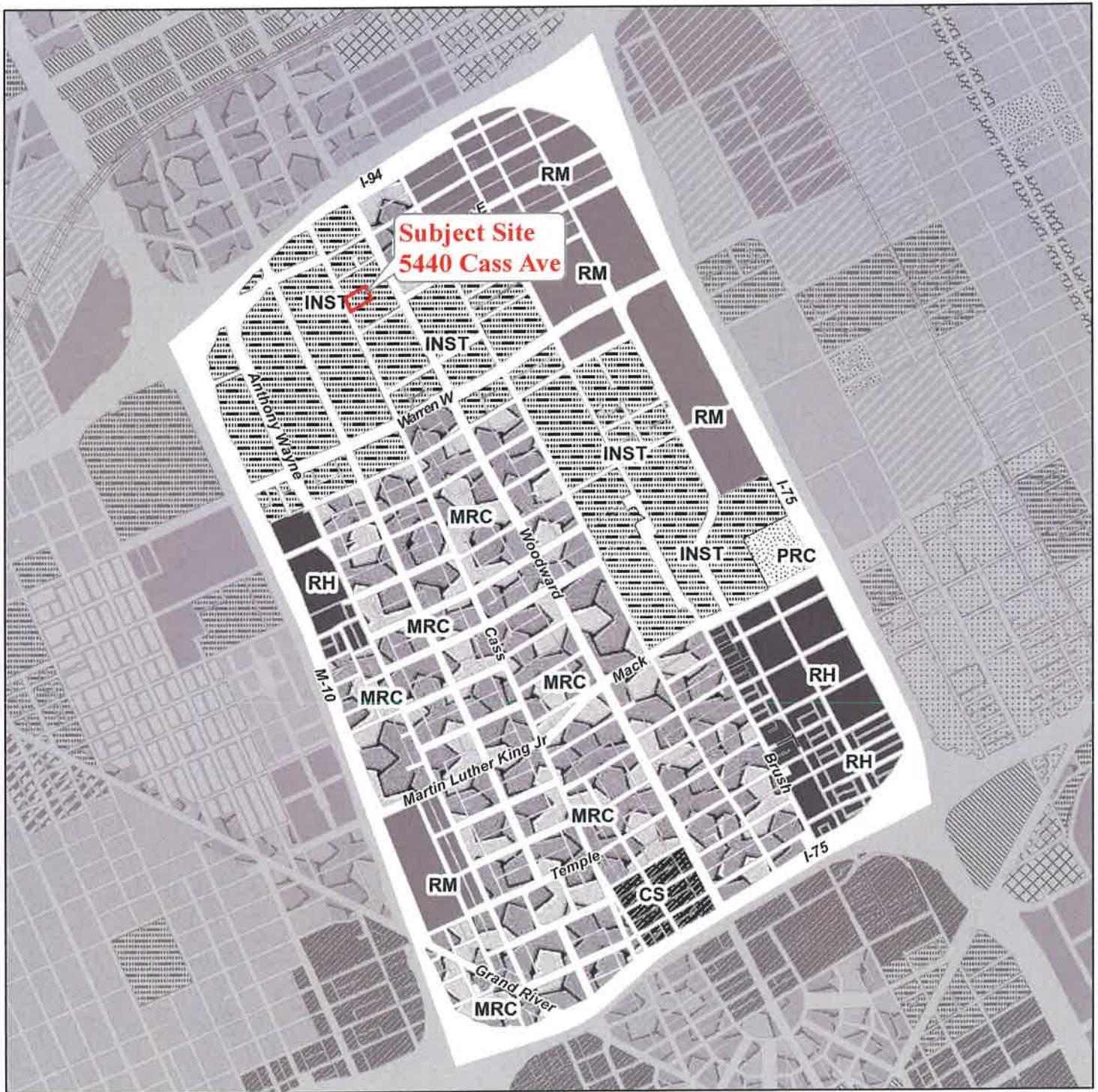
The following policies of the Lower Woodward neighborhood describe the following recommendations:

- Policy 2.1: Develop Woodward and Cass as high-density mixed-use corridors with housing and ground-floor commercial
- Policy 5.1: Give high priority to the preservation of historic buildings, especially the restoration and rehabilitation of building facades
- Policy 5.2: Ensure aesthetic compatibility between new and existing structures and sites

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

#### **Attachments**

Future General Land Use Map: Neighborhood Cluster 4, Lower Woodward; Map 4-5B



Map 4-5B

City of Detroit  
Master Plan of  
Policies

## Neighborhood Cluster 4 Lower Woodward



### 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)

