

# City of Detroit

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**TO:** City Planning Commission

**RE:** Request of GFI Hospitality to allow a minor modification to the site plan and elevations for the development commonly known as The MID, to establish a hotel, retail space, and multi-family units with supporting parking on land with an existing PD (Planned Development District) zoning classification for property located at 3750 Woodward Avenue generally bounded by Alexandrine Avenue, John R. Street, Mack Avenue and Woodward Avenue.

**DATE:** October 16, 2024

## **BACKGROUND**

The original 2019 request petitioned for a PD modification to allow for the building of a mixed-use development at the 3.78 acre L-Shaped property commonly known as 3750 Woodward. The original 2019 plan included 60 luxury condominiums, 313 multifamily apartments and 520 beds (within 154 student units) for student residences. 20% of the units were reserved as affordable units. The plan also included retail space and pavilions.

The request was approved by the City Planning Commission and City Council in 2019 and codified by ordinance 26-19 (see attached).

The COVID-19 pandemic occurred, shortly after this project was approved. Due to the subsequent impacts on the financial market caused by the pandemic, the developer lost commitments from their lenders in 2020. Therefore, the project stalled for some time.

However, the developer is now seeking to advance the project. As a part of the project advancing, the developer also seeks to make modifications to the site plan and elevations. The CPC staff consider these modifications as minor changes and appropriate for an extension to complete in accordance with Sec. 50-3-97 and 50-3-98. Largely, the modified plan proposes to reduce the scale of the project changing the design, but maintaining the overall spirit and programming of the originally approved project.

The current project will consist of a 216-room hotel (a decrease from 225 rooms), a multi-family building and the residential units.

The project is also receiving the MBT tax credit. This required legislation from the Michigan Legislature, which extended the MBT tax credit twice and was signed by Governor Whitmer for this project.

Attachments: Ordinance  
Presentation

cc: Antoine Bryant, Director, P&DD  
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