

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

March 22, 2023

To: Katharine G. Trudeau, Deputy Director
Planning and Development Department
Coleman A. Young Municipal Center
2 Woodward Ave. Suite 808
Detroit, MI. 48226

Re: Request for the Establishment of a Commercial Rehabilitation District under
Michigan Public Act 210 of 2005 for 1550 Woodward Ave, Detroit, MI 48226

Please find attached Petition Request for the Establishment of a Commercial
Rehabilitation District under Michigan Public Act 210 of 2005 for 1550 Woodward
Ave, Detroit, MI 48226

Respectfully submitted,



Jaleesa McIntosh,
Jr. Assistant City Council Committee Clerk
Office of the City Clerk

**1550 Webward Avenue LLC
an affiliate of
Bedrock Management Services LLC**

February 28, 2023

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

**RE: Request for the Establishment of a Commercial Rehabilitation District under
Michigan Public Act 210 of 2005 for 1550 Woodward Ave, Detroit, MI 48226**

Honorable City Council:

Please accept this letter as a request to establish a Commercial Rehabilitation Act District for the redevelopment of the building located at 1550 Woodward Avenue, Detroit, MI, 48226 (the "Property"), as more particularly described in Attachment A.

General Description of Facility and Proposed Use

1550 Webward Avenue LLC ("Developer") is the project developer and owner of the one-story historic building located at 1550 Woodward Avenue.

The rehabilitation, which is anticipated to cost approximately \$8,600,000 based on preliminary construction estimates, is intended to create a food and beverage concept consisting of ground floor, mezzanine and rooftop space.

The structure is located in the Lower Woodward Avenue Historic District. It was completed in 1965 and has sat vacant since 2005. Prior to acquisition by Developer, the Property fell into a state of disrepair. Developer is planning to undertake a complete rehabilitation and restoration of the historic structure, including:

- Replacement of all mechanical and electrical systems, plumbing, elevator system, life safety systems, and windows;
- Lead and asbestos abatement and hazardous materials removal, as necessary;
- Façade restoration; and
- Complete interior restoration and build-out.



1550 Woodward Avenue Façade



1550 Woodward Avenue

Basis for Qualification

Pursuant to Section 3(1) of the Commercial Rehabilitation Act (the “Act”), 2005 PA 210, MCL 207.843, a qualified local government unit may designate a Commercial Rehabilitation District consisting of one or more parcels of commercial property if at the time the resolution is adopted, the parcel is a “qualified facility”. The Act further defines “qualified facility” as property that is “a building or a group of contiguous buildings, a portion of a building or group of contiguous buildings previously used for commercial or industrial purposes, obsolete industrial property, and vacant property which, within the immediately preceding 15 years, was commercial property...”

- The subject Property was constructed in 1965 as a commercial building and has been designated as Commercial property for the past 58 years.

Timeline for Rehabilitation

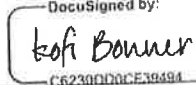
Rehabilitation is expected to commence in June 2023. The timeline for completion is being finalized but is currently anticipated to require approximately 10 months.

Bedrock and its affiliates are deeply committed to the revitalization of Detroit. We appreciate your Honorable Body's consideration of this request and support for this project.

For questions about this request, please contact Jared Fleisher at JaredFleisher@rocketcompanies.com.

Respectfully submitted,

1550 Webward Avenue LLC,
a Michigan limited liability company

DocuSigned by:
By: 
C62300D0CE39494
Kofi S. Bonner
Its: Authorized Representative

ATTACHMENT A: PARCEL ID AND LEGAL DESCRIPTION

| Parcel Tax ID Number | Address | Owner | Legal Description |
|---------------------------------|----------------------------|-------------------------------|---|
| 01004135-6 | 1550 Woodward Avenue | 1550 Webward Avenue LLC | E WOODWARD N 15 FT 24 S 30 FT 23 PLAT OF SEC 7 GOVERNOR & JUDGES PLAN L34 P544 DEEDS, W C R 1/9 45 IRREG |



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 824
DETROIT, MI 48226
PHONE: 313•224•3011
FAX: 313•224•9400

March 31, 2023

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

Re: **Commercial Rehabilitation District – 1550 Webward Ave LLC**
Address: 1550 Woodward Ave
Parcel Number: 01004135-6.

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Commercial Rehabilitation District located at **1550 Woodward** in the **Lower Woodward Avenue Historic District** area 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 the **1550 Webward Ave LLC** consists of a vacant one-story retail building with 4,055 square feet of total floor area, built in 1963, on 0.086 acres of land. The building fell into a state of disrepair due to outdated architectural design, and technology, as well as deterioration due to vacancy in recent years. The proposed project consists of rehabilitating and transforming the current structure into a modernized structure as a restaurant. Intended to create a food and beverage concept consisting of ground floor, mezzanine, and rooftop space. Major repairs will be made to the building's interior and exterior, including full interior restoration and build-out, replacement of all electrical and plumbing systems, the elevator system, life safety systems and windows, HVAC, and façade restoration.

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.



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Commercial Rehabilitation District
1550 Webward Ave LLC
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A review of the project details and relevant statutes indicated that the proposed Commercial Rehabilitation District located at **1550 Woodward Ave** in the **Lower Woodward Avenue Historic District 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



COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 824
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PHONE: 313•224•3011
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1550 Webward Ave LLC
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Property Address: 1550 Woodward Ave
Parcel Number: 01004135-6.
Property Owner: 1550 Webward Ave LLC
Legal Description: E WOODWARD N 15 FT 24 S 30 FT 23 PLAT OF SEC 7 GOVERNOR & JUDGES PLAN L34 P544 DEEDS,
W C R 1/9 45 IRREG





TO: Justus Cook, Housing and Revitalization
FROM: Shelby Holmes, Planning and Development
RE: Master Plan Interpretation for Commercial Rehabilitation District (PA 210) at 1550 Woodward Ave Detroit, MI 48226 (Associated to Petition # 2023-088)
DATE: March 21, 2023

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 1550 Woodward Avenue, LLC.

Location and Project Proposal: 1550 Woodward Ave Detroit, MI 48226. The proposed project is a rehabilitation of a vacant building into a restaurant/Bar with rooftop access.

Current Master Plan (MP) & Zoning: MP Classification – Mixed Residential-Commercial (MRC)
Zoning – Major Business District (B5)

This project is located in a local historic district.

Master Plan Interpretation

The subject site area is designated Mixed Residential-Commercial (MRC). Mixed Residential-Commercial areas consist primarily of high-density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city.

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

- GOAL 5: Improve the appearance of commercial areas.
- Policy 5.1: Introduce façade improvements, street furniture and landscaping to facilitate pedestrian activity along the major retail nodes.

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