

City of Detroit

Janice M. Winfrey
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

November 3, 2022

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 Establishment of Neighborhood Enterprise Zone- Avanath North End Parcel Owner I, LLC and Civic Tekton North End LLC (North End Landing)

Please find attached an application for Request for Establishment of Neighborhood Enterprise Zone- Avanath North End Parcel Owner I, LLC and Civic Tekton North End LLC (North End Landing) (Petition 2022-337)

Respectfully submitted,



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

HONIGMAN

Richard A. Barr
Office: 313.465.7308
Mobile: 248.701.2025
rbarr@honigman.com

By Email

October 25, 2022

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- Avanath North End Parcel Owner I, LLC and Civic Tekton North End LLC (North End Landing)

Ladies and Gentlemen:

On behalf of Avanath North End Parcel Owner I, LLC, a Delaware limited liability company, (and its affiliates), and Civic Tekton North End LLC, a Michigan limited liability company (collectively, the "Applicant"), please accept this letter as a request to establish a Neighborhood Enterprise Zone pursuant to MCL 207.771 for the parcels of property described on Attachment A and depicted on Attachment B.

The Applicant, each of which is under contract to purchase portions of the subject property, proposes to construct residential units on the property. Avanath North End Parcel Owner I, LLC or its affiliates proposes to construct a total of eight (8) affordable for-sale attached townhomes on the property of the property to be purchased by it and Civic Tekton North End LLC proposes to construct ten (10) apartments on a portion of the property to be purchased by it.

The new townhomes and apartments will be part of the larger North End Landing development proposed to be constructed on the property and other nearby vacant parcels. The overall North End Landing project is expected to create a total of eight (8) affordable for-sale townhomes and one hundred seventy seven (177) apartments of which ninety five (95) are proposed to be intended for occupancy by senior citizens. Twenty percent (20%) 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 investments will be included in separate application for Neighborhood Enterprise Zone certificates and other tax abatement requests for other portions of the overall development.

Each for-sale townhome, as well as the ten (10) apartments (whose building will include a small ground-floor retail component) will be considered a "New Facility" pursuant to the Neighborhood Enterprise Zone Act. The property which is the subject of this request consists of twenty (20) platted parcels, identified by tax parcel number on Attachment A, satisfying the requirement of MCL 207.773(1) that the zone include at least ten platted parcels (or in the

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alternative, ten or more facilities in a “qualified downtown revitalization district”) which are compact and contiguous for the establishment of a neighborhood enterprise zone.

Thank you for your attention to this matter.

Very truly yours,

HONIGMAN LLP



Richard A. Barr

Enclosures

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Attachment A

<u>Parcel Tax ID Numbers</u>	<u>Address</u>	<u>Current Owner</u>
01/002231	405 Smith	Detroit Land Bank Authority
01/002233	409 Smith	Detroit Land Bank Authority
01/002232	7718 Brush	Detroit Land Bank Authority
01/002225.001	299 Smith	Detroit Land Bank Authority
01/002225.002L	303 Smith	Detroit Land Bank Authority
01/002226	307 Smith	Detroit Land Bank Authority
01/002227	313 Smith	Detroit Land Bank Authority
01/002228	319 Smith	Detroit Land Bank Authority
01/002228	325 Smith	Detroit Land Bank Authority
01/002230	7719 Brush	Detroit Land Bank Authority
01/002175	282 Smith	Detroit Land Bank Authority
01/002174	290 Smith	ANE SPE LLC*
01/00217L	296 Smith	ANE SPE LLC
01/002172	302 Smith	ANE SPE LLC
01/002171	306 Smith	Detroit Land Bank Authority
01/002170	312 Smith	Detroit Land Bank Authority
01/002145	309 E. Bethune	Detroit Land Bank Authority
01/002146	313 E. Bethune	Detroit Land Bank Authority
01/002147	319 E. Bethune	Detroit Land Bank Authority
01/002148	331 E. Bethune	Avanath North End Parcel Owner I, LLC

*Tax records for this parcel are being reviewed for possible required update.

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Parcels Sizes Chart

Number	Address	SQ. FT
1	405 Smith	2,197
2	409 Smith	4,182
3	7718 Brush	2,463
4	299 Smith	3,001
5	303 Smith	3,255
6	307 Smith	4,167
7	313 Smith	4,165
8	319 Smith	4,167
9	325 Smith	4,175
10	7719 Brush	4,158
11	282 Smith	3,450
12	290 Smith	3,441
13	296 Smith	3,441
14	302 Smith	3,460
15	306 Smith	3,441
16	312 Smith	3,441
17	309 E. Bethune	3,444
18	313 E. Bethune	3,444
19	319 E. Bethune	3,441
20	331 E. Bethune	6,908

Total

73,841 sq. ft.

1.695 acres

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Legal Descriptions

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

405 Smith

The South 65.50 feet of Lot 47, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.

409 Smith

Lot 48 and the South 19.56 feet of vacant Clay Avenue adjacent, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.

7718 Brush

The North 54.44 feet of Lot 47, and the South 19.56 feet of Vacant Clay Avenue adjacent, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.

299 Smith

Land in the City of Detroit, County of Wayne, State of Michigan

The East 15 feet of Lot 40 and the West 6.65 feet of Lot 41, and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.

303 Smith

The East 23.35 feet of Lot 41, and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.

307 Smith

Lot 42 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.

313 Smith

Lot 43 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.

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319 Smith

Lot 44 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.

325 Smith

Lot 45 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.

7719 Brush

Lot 46 and the South 19.56 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.

282 Smith:

Lot 131, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.

290 Smith:

Lot 130 of WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT according to the Plat thereof, as recorded in Liber 8 of Plats, Page 7, Wayne County Records.

296 Smith:

Lot 129 of WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT according to the Plat thereof, as recorded in Liber 8 of Plats, Page 7, Wayne County Records.

302 Smith:

Lot(s) 128 of WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT according to the plat thereof recorded in Liber 8 of Plats, Page 72 of Wayne County Records.

306 Smith

Lot 127, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.

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312 Smith

Lot 126, WM Y HAMLIN & S.J BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.

309 E. Bethune

Lot 186, WM Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.

313 E. Bethune

Lot 187, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.

319 E. Bethune

Lot 188, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.

331 E. Bethune

Lots 189 and 190 of WM Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS No 3 AND 4 QUARTER SECTION 57 10,000 ACRE TRACT, according to the plat thereof recorded in Liber 8 of Plats, Page 72 of Wayne County Records.

together with the portion of Brush and Smith and the alley between E. Bethune and Smith adjacent to the described parcels necessary to create a contiguous area, as depicted on Attachment B.

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Attachment B

Map of Parcels

Proposed NEZ Zone





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

November 18, 2022

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

RE: **Neighborhood Enterprise Zone – North End Landing**
Property Address: See attached list
Parcel Number: see attached list

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the request from **Avanath North End Parcel Owner I LLC and Civic Tekton North End LLC** for the proposed **North End Landing Neighborhood Enterprise Zone**, located in the **North End** area in the City of Detroit. The rationale for creating NEZ projects under PA 147 of 1992, as amended, must be based on the anticipation of market value added to the neighborhood upon completion of new construction and/or significant rehabilitation of existing housing stock.

The proposed project consists of the construction of eight attached for-sale townhomes. The 2022 True Cash Value of the proposed project is \$155,742, located on 1.696 acres. The True Cash Value of this area would be expected to increase due to the rehabilitation and construction.

MCL 207.772(g) defines a "New Facility" as one or both of the following:

- (i) A new structure or a portion of a new structure that has as its primary purpose residential housing consisting of 1 or 2 units, 1 of which is or will be occupied by an owner as his or her principal residence. New facility includes a model home or a model condominium unit. New facility includes a new individual condominium unit, in a structure with 1 or more condominium units, that has as its primary purpose residential housing and that is or will be occupied by an owner as his or her principal residence. Except as provided in subparagraph (ii), new facility does not include apartments.
- (ii) A new structure or a portion of a new structure that meets all of the following:
 - (A) Is rented or leased or is available for rent or lease.
 - (B) Is a mixed use building or located in a mixed use building that contains retail business space on the street level floor.
 - (C) Is located in a qualified downtown revitalization district.



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MCL 207.773(1) defines a neighborhood enterprise zone as the following:

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

Upon review of project plans and relevant statutes, it has been determined that the proposed area located in **North End** neighborhood is eligible for designation as a Neighborhood Enterprise Zone per PA 147 of 1992, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors



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Parcel	01002145.
Property Address	309 E BETHUNE
Owner	DETROIT LAND BANK AUTHORITY
Legal Description	N BETHUNE 186 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
Parcel	01002146.
Property Address	313 E BETHUNE
Owner	DETROIT LAND BANK AUTHORITY
Legal Description	N BETHUNE 187 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
Parcel	01002147.
Property Address	319 E BETHUNE
Owner	DETROIT LAND BANK AUTHORITY
Legal Description	N BETHUNE 188 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
Parcel	01002148.
Property Address	331 E BETHUNE
Owner	AVANATH NORTH END PARCEL OWN et al
Legal Description	N BETHUNE 188 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
Parcel	01002232.
Property Address	7718 BRUSH
Owner	DETROIT LAND BANK AUTHORITY
Legal Description	N BETHUNE 189&190 WM Y HAMLIN & S J BROWNS L,8 P72, PLATS, W C R 1/103 60 X 115
Parcel	01002230.
Property Address	7719 BRUSH
Owner	DETROIT LAND BANK AUTHORITY
Legal Description	N SMITH N 54.44 FT OF 47 AND S 19.56 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
Parcel	01002175.
Property Address	282 SMITH
Owner	DETROIT LAND BANK AUTHORITY
Legal Description	N SMITH 46 AND S 19.56 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 139.50



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Parcel	01002174.
Property Address	290 SMITH
Owner	FIELDS, RUBY A
Legal Description	S SMITH 131 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
Parcel	01002173.
Property Address	296 SMITH
Owner	ANE SPE LLC
Legal Description	S SMITH 129 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
Parcel	01002225.001
Property Address	299 SMITH
Owner	DETROIT LAND BANK AUTHORITY
Legal Description	N SMITH E 15 FT OF 40 W 6.65 FT OF 41 & S 19.50 FT OF VAC CLAY AVE ADJ W Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R
Parcel	01002172.
Property Address	302 SMITH
Owner	ANE SPE LLC
Legal Description	S SMITH 128 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
Parcel	01002225.002L
Property Address	303 SMITH
Owner	DETROIT LAND BANK AUTHORITY
Legal Description	N SMITH E 23.35 FT OF 41 AND S 19.50 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 23
Parcel	01002171.
Property Address	306 SMITH
Owner	DETROIT LAND BANK AUTHORITY
Legal Description	S SMITH 127 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
Parcel	01002226.
Property Address	307 SMITH
Owner	DETROIT LAND BANK AUTHORITY
Legal Description	N SMITH 42 AND S 19.50 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWN L8, P72, PLATS, W C R 1/103 30 X 138.90



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Parcel 01002170.
Property Address 312 SMITH
Owner DETROIT LAND BANK AUTHORITY
Legal Description S SMITH 126 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115

Parcel 01002227.
Property Address 313 SMITH
Owner MAISON DETROIT LLC
Legal Description N SMITH 43 AND S 19.50 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90

Parcel 01002228.
Property Address 319 SMITH
Owner DETROIT LAND BANK AUTHORITY
Legal Description N SMITH 44 AND S 19.50 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90

Parcel 01002229.
Property Address 325 SMITH
Owner DETROIT LAND BANK AUTHORITY
Legal Description N SMITH 45 AND S 19.50 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90

Parcel 01002231.
Property Address 405 SMITH
Owner DETROIT LAND BANK AUTHORITY
Legal Description N SMITH S 65.50 FT OF 47 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 1/103 33.33 X 65.50

Parcel 01002233.
Property Address 409 SMITH
Owner DETROIT LAND BANK AUTHORITY
Legal Description N SMITH 48 AND S 19.56 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 139.70



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North End Landing
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TO: Veronica Farley, Housing and Revitalization
FROM: Shelby Holmes, Planning and Development
RE: Master Plan Interpretation for **Neighborhood Enterprise Zone (PA 147)** at North End Landing Site (Associated to Petition # 2022-337)
DATE: November 9, 2022

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 Avanath North End Parcel Owner I, LLC and Civic Tekton North End LLC (North End Landing).

Location and Project Proposal: 282,290,296,299,302,303,306,307,312,313,319,325,405,409 Smith 7718,7719 Brush, 309,313,319,331 East Bethune Detroit, MI 48202. The project proposes to construct a total of 8 townhomes and 10 apartment units with small ground floor retail.

Current Master Plan (MP) & Zoning: MP Classification – Low/Medium Density Residential (RLM)
Zoning – Low Density Residential District (R3)

Master Plan Interpretation

The subject site area is designated Low/Medium Density Residential (RLM). Low/Medium Density Residential areas should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on-street parking, or garages with alley access. The residential classifications allow for neighborhood-scale commercial development. For instance, in a Low/Medium Density Residential area, small scale commerce (e.g. convenience stores) should exist to serve residents' day-to-day needs.

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

- GOAL 1: Reinforce sound neighborhoods
- Policy 1.1: Maintain the stability of the Boston-Edison and New Center area through home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

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