

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 Establishment of Commercial Rehabilitation District - Avanath
North End Parcel Owner I, LLC (1 of 2 requests for North End Landing Project)

Please find attached Petition Request for Establishment of Commercial
Rehabilitation District - Avanath North End Parcel Owner I, LLC (1 of 2 requests
for North End Landing Project)

Respectfully submitted,



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

By Email

March 21, 2023

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

Re: Request for Establishment of Commercial Rehabilitation District - Avanath North End Parcel Owner I, LLC (1 of 2 requests for North End Landing Project)

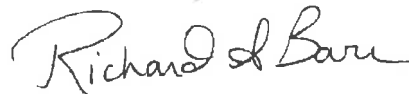
Ladies and Gentlemen:

Please see the attached request by Avanath North End Parcel Owner I, LLC, a Delaware limited liability company ("Applicant"), for the establishment of a Commercial Rehabilitation District pursuant to P.A. 210 of 2005, as amended, for the general area of a portion of the proposed North End Landing project. A separate request is being submitted by Avanath North End Multifamily, LLC for another portion of the proposed North End Landing project.

Thank you for your attention to this matter.

Very truly yours,

HONIGMAN LLP



Richard A. Barr

Enclosure

Avanath North End Parcel Owner I, LLC
1920 Main Street, Suite 150
Irvine, CA 92614

March 21, 2023

Detroit City Council
c/o City Clerk
200 Coleman A. Young Municipal Building
2 Woodward Avenue
Detroit, MI 48226

Re: Petition to Establish Commercial Rehabilitation District Pursuant to PA 210 of
2005, as amended

Honorable City Council,

Avanath North End Parcel Owner I, LLC (“Owner”), requests the establishment of a Commercial Rehabilitation District pursuant to section 3 of the Commercial Rehabilitation Act, PA 210 of 2005, MCL 207.841 (“PA 210”), to support the planned rehabilitation of a portion of the parcels located as further described in the table below, all of which are in Detroit, Michigan. The Owner plans to develop a total of one hundred fifty-three (153) new apartments on the parcels that it owns within the proposed district. Avanath North End Multifamily, LLC (an affiliate of Owner) plans to develop an additional twenty-four (24) new apartments on parcels it owns, in connection with which a separate request has been submitted for the establishment of a second Commercial Rehabilitation District under PA 210. Together, a total of one hundred seventy-seven (177) new residential apartments are proposed, of which approximately ninety-five (95) will be intended for senior housing.

The proposed district includes forty-one (41) tax parcels of land, twenty-five (25) of which are owned by the Owner, and sixteen (16) of which are not owned by the Owner and not part of the planned development, together containing approximately 4.628 acres of land, with a substantial majority of the lots being vacant. Five (5) of the twenty-five (25) owned parcels are in the process of tax parcel combination pursuant to a request approved or in the process of being approved by the City assessor, following which there are expected to be thirty-seven (37) tax parcels within the proposed district.

The Owner owns more than 50% of the taxable value of the property located in the proposed district.

The Owner intends to rehabilitate the area for uses eligible for the issuance of commercial rehabilitation tax exemption certificates under PA 210. A related portion of the development, which consists of eight (8) proposed new for-sale townhomes, is expected to be developed by a related party pursuant to Neighborhood Enterprise Zone (NEZ) certificates to be requested separately pursuant to the NEZ Act.

Please see Attachment A for the tax parcel numbers for the owned parcels and Attachment B for a depiction of the proposed district.

Supporting details for the work described above and applicable costs will be included in the PA 210 certificate applications to be submitted in the near future.

We would appreciate your consideration and approval of this request. Thank you.

Respectfully submitted,


AVANATH NORTH END PARCEL OWNER I, LLC,
a Delaware limited liability company

By: **Avanath North End Holdings, LLC,**
a Delaware limited liability company
Its Managing Member

By: **Avanath AH Renaissance Aggregator, L.P.,**
a Delaware limited partnership
Its Managing Member and Sole Member

By: **Avanath AH Renaissance Aggregator GP, LLC,**
a Delaware limited liability company
Its General Partner

By: **Avanath AH Renaissance GP, LLC,**
a Delaware limited liability company
Its Sole Member

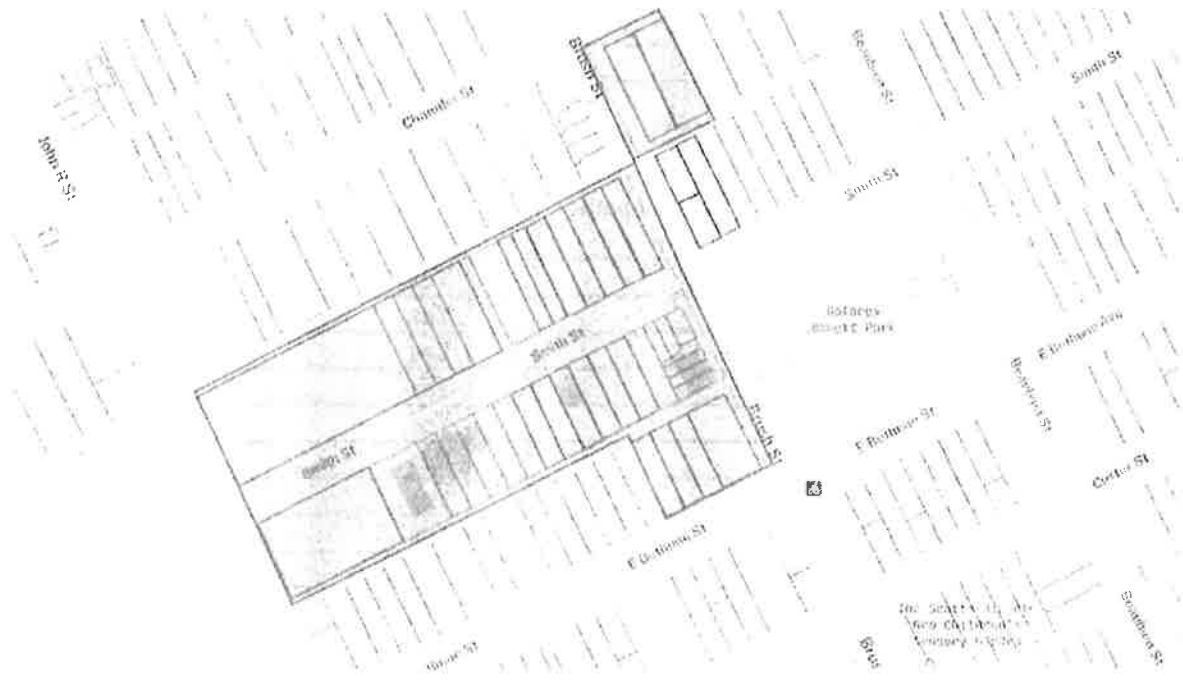
By: 
Name: Jun Sakamoto
Title: Chief Compliance Officer

Encs.
cc: DEGC
Richard A. Barr, Esq.

ATTACHMENT A
Tax Parcel Numbers

Parcel ID	Owned?
01002184-209	Yes
Currently, 01002210-8, 1002219, 1002220, 1002221, and 1002222 New parcel assignment expected upon completion of pending parcels combination	Yes
01002225.001	Yes
01002225.002L	Yes
01002226	Yes
01002227	Yes
01002228	Yes
01002229	Yes
01002230	Yes
01002175	Yes
01002174	Yes
01002173	Yes
01002172	Yes
01002171	Yes
01002170	Yes
01002145	Yes
01002146	Yes
01002147	Yes
01002148	Yes
01002246	Yes
01002245	Yes
01002223	No
01002224	No
01002181-3	No
01002180	No
01002179	No
01002178	No
01002177	No
01002176	No
01002169	No
01002168.003	No
01002168.002	No
01002168.001	No
01002168.004	No
01002168.005	No
01002168.006	No
01002168.007L	No

ATTACHMENT B
Proposed District





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 30, 2023

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

RE: Commercial Rehabilitation District – **Avanath North End Parcel Owner I LLC**
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 proposed Commercial Rehabilitation District located in the **North End area** in the City of Detroit.

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

The district as proposed by **Avanath North End Parcel Owner I LLC** consists of 41 parcels with a mix of improved and vacant lots. The proposed district is comprised of 4.628 acres of land. The developer plans to construct 153 new apartments units. The applicant owns more than 50% of the taxable value of all property within the proposed district.

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
Avanath North End Parcel Owner I LLC
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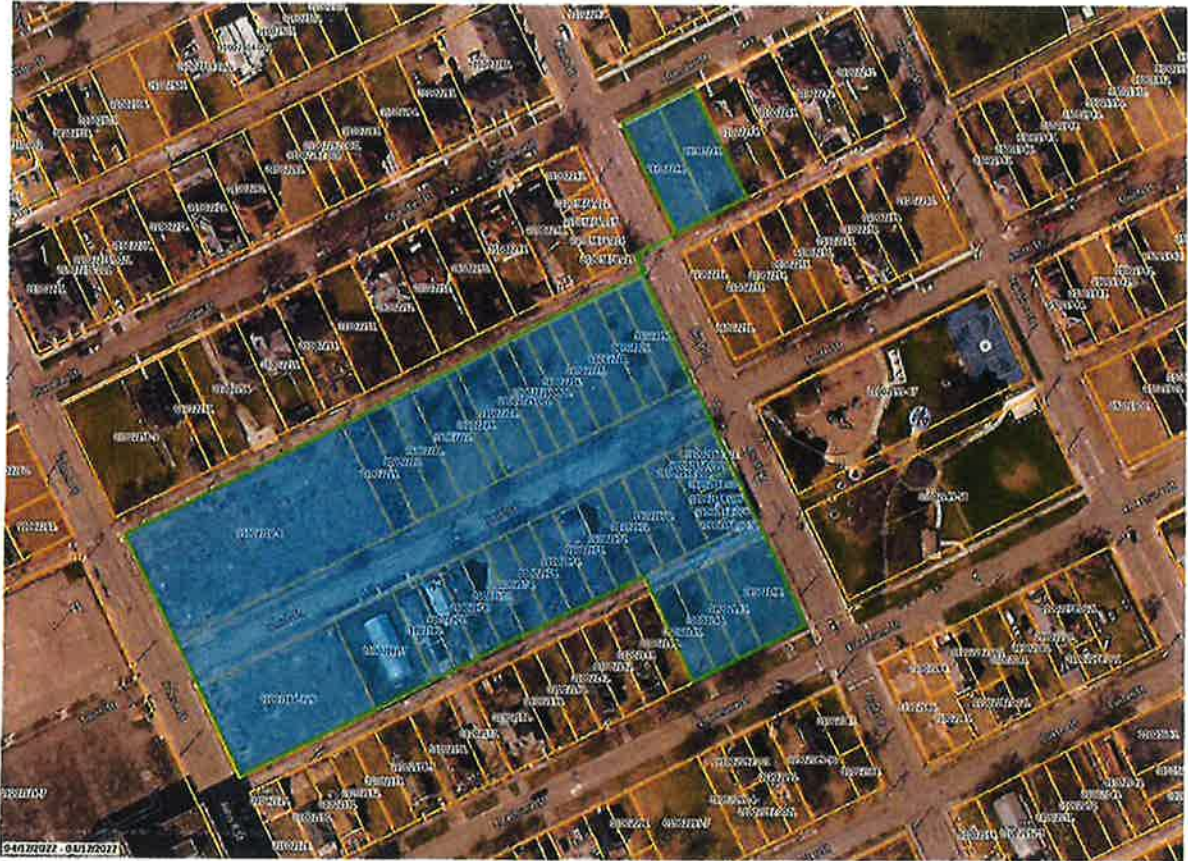
A review of the proposed district and relevant statutes indicated that the proposed Commercial Rehabilitation District located in the **North End area** in the City of Detroit is eligible as it pertains to the Commercial Rehabilitation Act under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors



Commercial Rehabilitation District
Avanath North End Parcel Owner I LLC
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Parcel	Property Address	Owner	Legal Description
01002145.	309 E BETHUNE	DETROIT LAND BANK AUTHORITY	N BETHUNE 186 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
01002146.	313 E BETHUNE	DETROIT LAND BANK AUTHORITY	N BETHUNE 187 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
01002147.	319 E BETHUNE	DETROIT LAND BANK AUTHORITY	N BETHUNE 188 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
01002148.	331 E BETHUNE	AVANATH NORTH END PARCEL OWN et al	N BETHUNE 189&190 WM Y HAMLIN & S J BROWNS L,8 P72, PLATS, W C R 1/103 60 X 115
01002168.001	332 SMITH	DETROIT DENOVO LLC	S SMITH N 48 FT OF E 25.2 FT 123 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 25.2 X 48



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01002168.002	328 SMITH	DETROIT LAND BANK AUTHORITY	S SMITH PTS OF 123-124 BG W 18.09 FT OF E 40.2 FT OF N 56.5 FT EXC TRIANG PT BG E 9.74 FT ON S LINE & S 8.5 FT ON E LINE & EXC E 3.09 FT OF N 48 FT THEREOF ALSO W 2.8 FT OF E 43 FT OF N 58 FT WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 1/103 17.8 IRREG
01002168.003	324 SMITH	DETROIT DENOVO LLC	S SMITH N 58 FT OF W 17 FT 124 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 1/103 17 X 58
01002168.004	7645 BRUSH	DETROIT DENOVO LLC	S SMITH PTS OF 123-124 BG E 22.11 FT ON N LINE BG E 31.85 FT ON S LINE OF S 8.5 FT OF N 56.5 FT & S 1.5 FT OF N 58 FT OF E 40.2 FT & S 6 FT OF N 64 FT WM Y HAMLINS & S J BROWNS L8 P72 PLATS, W C R 1/103 22.11 IRREG
01002168.005	7641 BRUSH	DETROIT LAND BANK AUTHORITY	S SMITH S 17 FT OF N 81 FT 123 S 17 FT OF N 81 FT 124 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 1/103 60 X 17
01002168.006	7639 BRUSH	IMPER DEVT & INV LLC	S SMITH S 16.2 FT OF N 97.2 FT 123 S 16.2 FT OF N 97.2 FT 124 WM Y HAMLINS & S J BROWNS L8 P72 PLATS, W C R 1/103 60 X 16.2
01002168.007L	7631 BRUSH	DETROIT DENOVA LLC	S SMITH S 17.8 FT OF 123 S 17.8 FT OF 124 WM Y HAMLIN & S J BROWNS L8 P72 PLATS W C R 1/103 60 X 17.8
01002169.	318 SMITH	DETROIT DENOVO LLC	S SMITH 125 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
01002170.	312 SMITH	DETROIT LAND BANK AUTHORITY	S SMITH 126 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
01002171.	306 SMITH	DETROIT LAND BANK AUTHORITY	S SMITH 127 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
01002172.	302 SMITH	ANE SPE LLC	S SMITH 128 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
01002173.	296 SMITH	ANE SPE LLC	S SMITH 129 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
01002174.	290 SMITH	FIELDS, RUBY A	S SMITH 130 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
01002175.	282 SMITH	DETROIT LAND BANK AUTHORITY	S SMITH 131 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
01002176.	276 SMITH	TATE, AARON L	S SMITH 132 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 1/103 30 X 115
01002177.	270 SMITH	WARWICK, JOANNE	S SMITH 133 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
01002178.	264 SMITH	WARWICK, JOANNE	S SMITH 134 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
01002179.	258 SMITH	ZAIDIEH, MUREEN	S SMITH 135 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
01002180.	252 SMITH	GERSH, TYSON	S SMITH 136 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115
01002181-3	246 SMITH	GERSH, TYSON	S SMITH 137 138 E 15 FT OF 139 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 75 X 115
01002184-209	202 SMITH	NORTH END LANDINGS LLC	S SMITH W 15 FT OF 139 140 THRU 144 WM Y HAMLINS & S J BROWNS SUB L8 P72 PLATS W C R 1/103 176.84 X 115



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01002210-8	203 SMITH	AVANATH NORTH END PARCEL OWNER LLC	N SMITH 25 THRU 33 AND S 18.86 FT VAC CLAY AVE ADJWM Y HAMLINS & S J BROWNS SUB L8 P72 PLATS W C R 1/103 281.84 X 138.86
01002219.	259 SMITH	DETROIT LAND BANK AUTHORITY	N SMITH 34 AND S 18.86 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90
01002220.	267 SMITH	DETROIT LAND BANK AUTHORITY	N SMITH 35 AND S 18.86 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90
01002221.	271 SMITH	DETROIT LAND BANK AUTHORITY	N SMITH 36 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
01002222.	277 SMITH	DETROIT LAND BANK AUTHORITY	N SMITH 37 W 15 FT OF 38 & S 19.5 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 1/103 45 X 138.9
01002223.	283 SMITH	BURRELL 2020 HOLDINGS LLC	N SMITH E 15 FT OF 38 AND S 19.50 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 15 X 138.9
01002224.	289 SMITH	BURRELL 2020 HOLDINGS LLC	N SMITH 39 W 15 FT 40 AND S 19.50 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 45 X 138.90
01002225.001	299 SMITH	DETROIT LAND BANK AUTHORITY	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 1/103 21.65 X 138.90
01002225.002L	303 SMITH	DETROIT LAND BANK AUTHORITY	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 23.35 X 138.90
01002226.	307 SMITH	DETROIT LAND BANK AUTHORITY	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
01002227.	313 SMITH	MAISON DETROIT LLC	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
01002228.	319 SMITH	DETROIT LAND BANK AUTHORITY	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
01002229.	325 SMITH	DETROIT LAND BANK AUTHORITY	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
01002230.	7719 BRUSH	DETROIT LAND BANK AUTHORITY	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
01002245.	410 CHANDLER	AVANATH NORTH END PARCEL OWNER LLC	S CHANDLER 26 AND N 19.56 FT OF VAC CLAY AVE ADJ CHANDLER AVE SUB L13, P96, PLATS, W C R 1/106 50 X 144.85
01002246.	404 CHANDLER	AVANATH NORTH END PARCEL OWNER LLC	S CHANDLER 25 & N 19.56 FT OF VAC CLAY AVE ADJ CHANDLER AVE SUB L13 P96 PLATS, W C R 1/106 44.95 X 144.58



TO: Justus Cook, Housing and Revitalization
FROM: Shelby Wyche, Planning and Development
RE: Master Plan Interpretation for **Commercial Rehabilitation District** (PA 210) for
Avanath North End Parcel Owner I, LLC (Associated to Petition # 2023-100)
DATE: March 30, 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 Avanath North End Parcel Owner I, LLC.

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.