

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

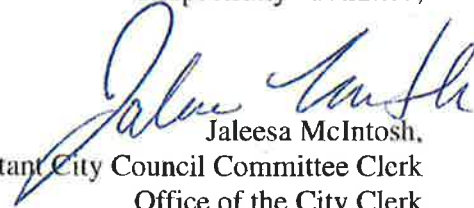
January 11, 2023

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 to be located at 2455 Woodward Avenue

Please find attached Request for the Establishment of a Commercial
Rehabilitation District to be located at 2455 Woodward Avenue (**In
reference to petition 2023-004**).

Respectfully submitted,



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



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

RE: **Request for the Establishment of a Commercial Rehabilitation District to be located at 2455 Woodward Avenue**

Honorable City Council:

Please accept this letter as a request to establish a Commercial Rehabilitation District for the properties comprising the **2455 Woodward Avenue** project and described on Attachment A.

The project contained within this petition area is being undertaken by Related Olympia Predevelopment Company, LLC, a joint venture of Related Companies and Olympia Development of Michigan, L.L.C. ("**Developer**"). Related Companies is a global real estate and lifestyle company defined by innovation and is the most prominent privately-owned real estate firm in the United States. Olympia Development of Michigan, L.L.C. ("**ODM**") is of the Ilitch family of companies, which include leading brands in the food, sports and entertainment industries. ODM provides a full range of services, with in-house teams for each area of expertise, including Leasing, Acquisition, Finance, Legal, Construction, Architecture, Historic Rehabilitation, Project Management, Parking and Security. The signature development of ODM is The District Detroit, a diverse mix of sports and entertainment, office, education, residential, and food and beverage destinations, anchored by Little Caesars Arena and Comerica Park.

A new hotel is proposed for the vacant property south of Little Caesars Arena between Woodward Avenue and Park Avenue that has been commercial property in the immediately preceding 15 years (staging area for construction of Little Caesars Arena completed in 2017). The Little Caesars Arena Hotel Project is a planned new construction of a mixed-use development with first floor retail, second and third floor hotel amenities and 11 floors of hotel rooms above on land that has lacked structures for at least 15 years due to demolition activity. The building will occupy the block bordered by 2455 Woodward Avenue to the east, the W. Fisher Freeway service drive to the south, Park Avenue to the west and Henry Street to the north and will be immediately south of Little Caesars Arena. This building is intended to be a Class A hotel with 274,800 GSF, with 21,900 GSF of retail space and hotel amenities and 252,900 GSF of hotel space with approximately 290 hotel rooms.

Construction activities are anticipated to create 1,480 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the Project are expected to create 420 direct permanent jobs. This Project is anticipated to start construction Spring of 2024 and to complete eligible activities and the Project in the Spring of 2026.

The tracts of land for which a commercial rehabilitation district is sought are located in the Central Business District as defined by the City of Detroit Master Plan and Chapter 55 of the



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City Code (Zoning Ordinance), is zone B5, Major Business District and is located within the boundaries of the Downtown Development District. Because the proposed district is located in a downtown or business district, per MCL 207.842(b), the district may be established on land less than three acres in area. The lots within the proposed district are a qualified facility as that term is defined by MCL 207.842(h). The lots are vacant property that has been commercial property as that term is defined by the act within the immediately preceding 15 years, thus meet the definition of a qualified facility.

The rehabilitation of the qualified facilities would not be undertaken without the receipt of the exemption certificates. The exemption is necessary to temporarily mitigate the very high real property tax rate in the City of Detroit (approx. 87.5226 mills).

There are currently no full-time employees (FTE) located at the property include in this application. As outlined above, in aggregate, the proposed projects will create 1,480 temporary construction jobs and 420 new permanent jobs.

The rehabilitation of the qualified facilities will require site remediation, new construction, and new machinery and equipment.

The exemption requested for the project in this application is the maximum of ten (10) years, plus four (4) years of exemption during construction.

The project is included in a broader 10-project plan of investment associated with the Developers transformational brownfield plan application. These Projects will strengthen the Woodward corridor and create a new Columbia corridor connecting Woodward to Cass and broadly deliver additional mixed-use operations reflecting changing requirements for urban space. This will support vibrant redevelopment of Cass Avenue and support future purpose-driven development utilizing the focus on education, engagement, employment, economic inclusion and environmental justice.

The City's revitalization is gaining momentum and Detroit is just getting started. This new phase of development is anticipated to create new tax revenues available for vital public services - continuing Detroit's rapid redevelopment. These developments connect downtown to growing nearby neighborhoods, such as Midtown, Corktown and Brush Park, while supporting the rebuilding neighborhoods and positioning this area for even more future investment and growth.

With the creation of anchor developments surrounded by new office, residential and retail opportunities, this project is anticipated to further the transformation of an area that has recently begun to see business development. In addition to spurring economic growth, new construction and historic renovation, this project, and The District Detroit in general, already have ignited, and are expected to continue to ignite, new careers, giving Detroit residents opportunities to learn skills that last a lifetime. Significant new city income taxes will be generated from the new hotel and retail workers as well as from temporary construction jobs created by the proposed investment.



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Some of the most significant investments are underway now, and some of the City's most underutilized economic zones are being rejuvenated. The Projects included in this Plan are projected to create or support 5,790 new permanent full-time jobs in the City, 12,450 temporary construction jobs, extensive contractor opportunities, expanded economic opportunities for the City's residents, economic boosts to the surrounding areas and contribute significantly to the City's long term tax base, thus supporting economic revitalization of the surrounding area for many years to come. Additionally, the developments included in this Plan are anticipated to build upon the recent flurry of construction within the downtown and Midtown areas creating a 24/7 walkable community and a safer environment for the people in the City. Furthermore, the Projects within this Plan are anticipated to promote significant infill development between and around the proposed Projects.

There are no delinquent taxes, interest or penalties are known to exist for the parcels included in this project.

No additional public assistance is anticipated for the project.

As previously described, the members of the Developer both have substantial development history supporting Developer's ability to complete the projects. Related Companies is one of the largest private owners and preservationists of affordable housing in the U.S. and a fully integrated, highly diversified industry leader with experience in virtually every aspect of development, acquisition, management, finance, marketing, and sales. Related has a 50-year track record of development of \$60 Billion in projects owned or under development. ODM is one of the Ilitch companies, which include leading brands in the food, sports and entertainment industries, including Little Caesars, Blue Line Distribution, the Detroit Red Wings, Ilitch Sports & Entertainment, the Detroit Tigers, Little Caesars Pizza Kit Fundraising Program and Champion Foods. ODM and its affiliates have over \$1 Billion in projects owned or under development including: Little Caesars Arena; Comerica Park; the historic Fox Theatre; Little Caesars Global Resource Center; 2715 Woodward Avenue; the Google Detroit offices; the Mercedes-Benz Farmington Hills offices; the historic Eddystone Residences; the historic Women's City Club; the historic Henry Street Apartments and ancillary retail and parking; and notably the creation of the mixed-use District Detroit. The District Detroit is currently expanding shopping, dining, and office locations.



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To continue to with the development of District Detroit, we respectfully request your approval in the establishment of a Commercial Rehabilitation District to be located at **2455 Woodward Avenue** as outlined herein.

Respectfully submitted,

RELATED OLYMPIA PREDEVELOPMENT COMPANY, LLC

By: _____

Name: _____

Its: _____

Attachment A: Site Map that includes the parcel(s) of property / Legal Description

Attachment B: Paid Receipt of Current Taxes

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



Attachment A

- (a) General description of the facility (year built, original use, most recent use, number of stories, square footage);

2455 Woodward Avenue

This property consists of a number of platted lots with their own histories

- 2473 Woodward was occupied by a six-story commercial building that was occupied by stores and shops. The building was constructed in 1910 and demolished in 1985
- 2457 Woodward had a variety of uses including residential, livery, tailoring, cleaning and auto repair from 1884 to 1922. From 1922 to 1956, it was used for auto repair, residential, tailor, cleaning, retail and office; from 1957 – 1990, it was used for retail and commercial offices. It was an unoccupied building until 2006 and has since been vacant.
- 2465 Woodward also had a variety of uses including livery, retail and candy plant, bottle and carton storage from 1884 – 1961; from 1961 -1980, it was used for storage and office; from 1980 – 2006, it was a vacant building and from 2006 to present, it has been used for parking or was vacant.
- 41 Henry was used for residential dwellings from 1884 – 1935 and also was a retail store from 1919 -1935. From 1935 -present, it has been vacant.
- 47 Henry was used for residential dwellings from 1884 – 1921 and was listed as a plumber shop from 1919-1921. From 1935 -present, it has been vacant.
- 59 Henry was used for residential dwellings from 1884 – 1935 and from 1935 - present, it has been vacant.
- 67 Henry was used for residential purposes from the 1890s to 1975 and after 1975 was vacant.
- 71 Henry was used for residential purposes from 1884 to 1985 and after 1985 was vacant land.
- 83 Henry was occupied by up to three residential dwellings from at least 1884 to 1888. From about 1888 to about 1914, the parcel was occupied by residential dwellings and a store. From about 1914 to about 1925, the parcel was occupied by a residential dwelling and four stores. From about 1925 to about 1962, the parcel was occupied by four stores and a garage. The parcel was occupied by a store between about 1962 and 1977, was used as a parking lot and now is vacant.
- 48 W. Fisher was used for residential purpose from 1884 – 1925 and has been used for parking or was vacant since then.
- 54 W. Fisher was occupied by a residential dwelling with a basement from at least 1884 to 1980, was used for parking, and has since been vacant.
- 60 W. Fisher from 1884 to 1935, the property was residential after 1935 was used for parking and is now vacant.
- 68 W. Fisher from 1884 to 1935, the property was residential after 1935 to present was used for parking and is now vacant.



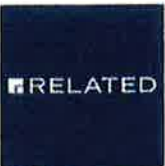
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- 76 W. Fisher from 1884 to 1935, the property was residential and from 1961 to present has been vacant.
- 84 W. Fisher from 1884 to 1935, the property was residential and after 2005 to present was used for parking and is now vacant.

These lot were collectively used for construction staging to support the construction of Little Caesars arena between 2014 and 2017, as evidenced by the photo below.

Google Earth: October 2017





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Current Uses

Project Site	Current Use
2455 Woodward Avenue	Plaza and vacant lot



- (b) General description of the proposed use of the rehabilitated facility;
- (c) Description of the general nature and extent of the rehabilitation to be undertaken;

Project Details

New Construction							
Project Name	Bldg Ht	# of Stories	Square Footage by Use				
			Residential	Retail	Office	Hotel	Parking
2455 Woodward	+/- 180'	14		21,900		227,610	
Total			0	21,900	0	227,610	0

Restoration, Alteration, Renovation or Improvement							
Project Name	Bldg Ht	# of Stories	Square Footage by Use				
			Residential	Retail	Office	Hotel	Parking
Total			0	0	0	0	

Total			0	21,900	0	227,610	0
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2455 Woodward Avenue

The Little Caesars Arena Hotel Project is a planned new construction of a mixed-use development with first floor retail, second and third floor hotel amenities and 11 floors of hotel rooms above. The building will occupy the block bordered by 2455 Woodward Avenue to the east, the W. Fisher Freeway service drive to the south, Park Avenue to the west and Henry Street to the north and will be immediately south of Little Caesars Arena. This building is intended to be a Class A hotel with 274,800 GSF, with 21,900 GSF of retail space and hotel amenities and 252,900 GSF of hotel space with approximately 290 hotel rooms.

Construction activities are anticipated to create 1,480 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the Project are expected to create 420 direct permanent jobs. This Project is anticipated to start construction Spring of 2024 and to complete eligible activities and the Project in the Spring of 2026.

Developer anticipates that the property owners, Nexus Properties, LLC, and ODM Parking, LLC, each an affiliate of ODM, will convey this property to a new single purpose limited liability company affiliated with ODM and that such new entity will ground lease the land, and convey the existing improvements on the land, to a new single purpose entity that will be wholly owned by an affiliate of Developer. The affiliate of Developer will be owned by affiliates of ODM and Related, and one or more capital partners.



(d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility; and

N/A



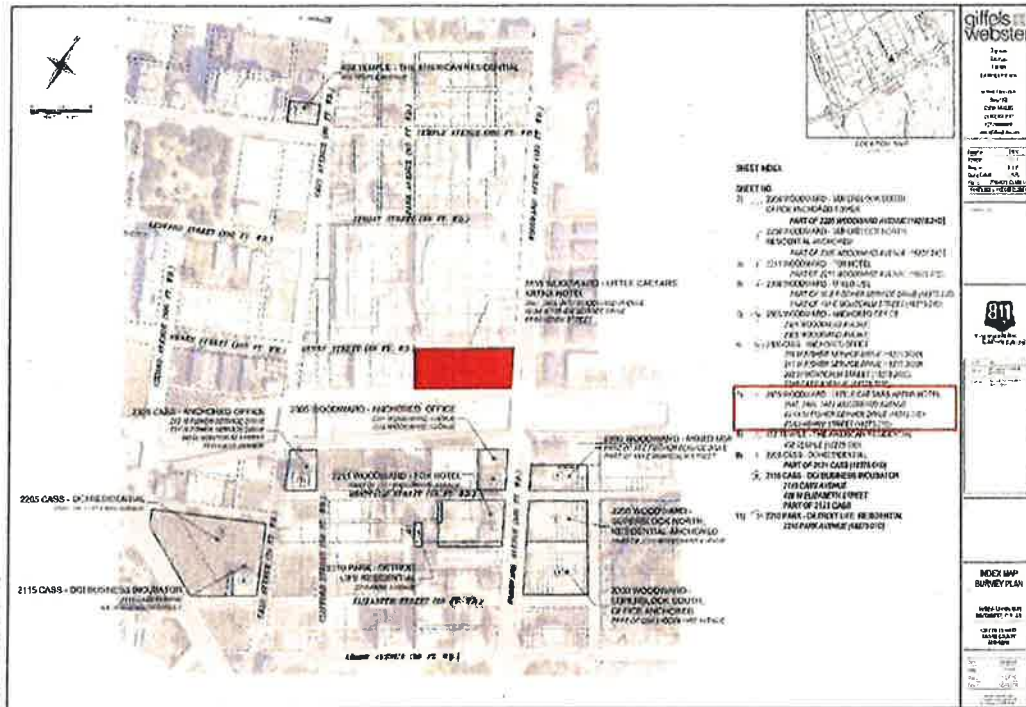
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(e) A time schedule for undertaking and completing the rehabilitation of the facility

<u>Project Name</u>	<u>Zoning Approval</u>	<u>Site Plan Approval</u>	<u>Local Financial Contribution Final Approval</u>	<u>Obtain Building Permits</u>	<u>Part II of Historic Application</u>	<u>Anticipated Commencement of Eligible Investment</u>	<u>Close on Construction Financing</u>	<u>Close on Permanent Financing</u>	<u>Construction Commencement</u>	<u>Project Completion</u>
2455 Woodward - Little Caesars Arena Hotel	Winter 2024	Winter 2024	Winter 2024	Winter 2024	N/A	Spring 2024	Spring 2024	Spring 2026	Spring 2024	Spring 2026



(f) The parcel ID(s) and Legal Description(s) of the property





THE DISTRICT DETROIT

2455 Woodward Avenue

EXISTING PINS AND LEGAL DESCRIPTION FOR EXISTING PINS:

Project	Type	Parcel Address	Controlling Affiliate	PIN	GIS Legal Description
Project 6	2455 Woodward - LCA Hotel - Mixed-Use (Hotel + Retail)	2457 WOODWARD AVENUE	NEXUS PROPERTIES, LLC	02001853-6	W WOODWARD S 60 FT OF E 193.73 FT OF PARK LOT 80 LYG N OF & ADJ DUFFIELD ST & W OF W LINE OF WOODWARD AVE PLAT OF PARK LOTS L34 P542 DEEDS W C R 2/78 60 IRREG
		2465 WOODWARD AVENUE	NEXUS PROPERTIES, LLC	2001852	W WOODWARD N 40 FT OF S 100 FT OF E 200.30 FT OF PARK LOT 80 LYG N OF & ADJ DUFFIELD ST & W OF W LINE OF WOODWARD AVE PLAT OF PARK LOTS L34 P542 DEEDS W C R 2/78 40 X 198.98A
		2473 WOODWARD AVENUE	NEXUS PROPERTIES, LLC	2001851	Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2020. W WOODWARD N 70.91 FT OF E 204.96 FT OF 80 LYG S & ADJ HENRY ST & W & ADJ WOODWARD AVE PLAT OF PARK LOTS L34 P542 DEEDS
		41 HENRY	ODM PARKING, LLC	2000546	S HENRY 53 E 14 FT 52 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 49.34 X 75
		42 W FISHER	ODM PARKING, LLC	2000545	N W FISHER E 26 FT 54 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 26 X 80.42
		47 HENRY	ODM PARKING, LLC	2000547	S HENRY W 26 FT 52 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 26 X 75
		48 W FISHER	ODM PARKING, LLC	2000544	N W FISHER W 24.34 FT 54 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 24.34 X 80.42
		54 W FISHER	ODM PARKING, LLC	2000543	N W FISHER 55 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 40 X 80.42
		59 HENRY	ODM PARKING, LLC	2000548.001	S HENRY 51 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 40 X 75
		60 W FISHER	ODM PARKING, LLC	2000542	N W FISHER 56 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 40 X 80.42
		67 HENRY	ODM PARKING, LLC	02000548.002L	S HENRY E 20 FT OF 50 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 20 X 75
		68 W FISHER	ODM PARKING, LLC	2000541	N W FISHER 57 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 40 X 80.42
		71 HENRY	ODM PARKING, LLC	2000549	S HENRY W 20 FT 50 E 5 FT 49 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 25 X 75
		76 W FISHER	ODM PARKING, LLC	2000540	N W FISHER 58 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 40 X 80.42
		83 HENRY	ODM PARKING, LLC	02000550-1	S HENRY W 35 FT OF 49 48&47 DUFFIELDS SUB L1 P249 PLATS W C R 2/177 115 X 75
		84 W FISHER	ODM PARKING, LLC	2000539	N W FISHER 60&59 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 80 X 80.42



PROJECT 6 LEGAL DESCRIPTION

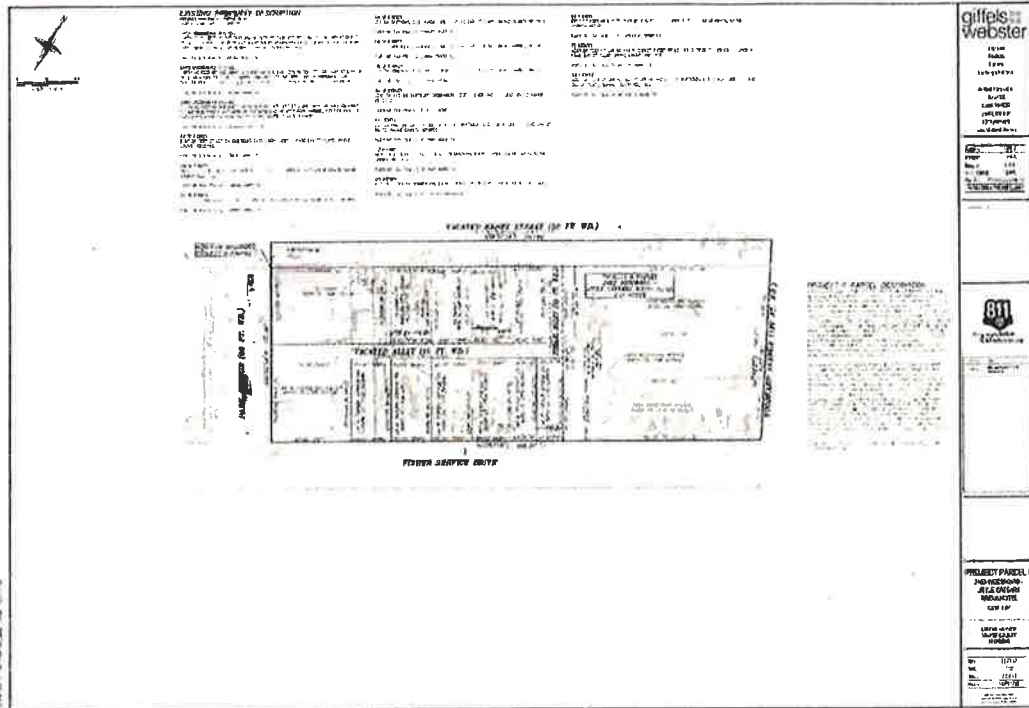
A PARCEL OF LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING ALL OF LOTS 47 THROUGH 60 OF PLAT OF "DUFFIELD'S SUBDIVISION OF PART OF PARK LOTS 80 AND 81", ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 1 OF PLATS, PAGE 249, WAYNE COUNTY RECORDS, TOGETHER WITH A VACATED 15 FT WIDE ALLEY LYING SOUTHERLY AND EASTERLY OF SAID LOTS 47 THROUGH 53; ALSO, A PART OF PARK LOT 80 LYING SOUTHERLY OF HENRY STREET (50 FEET WIDE), WESTERLY OF WOODWARD AVENUE (120 FEET WIDE), NORTHERLY OF THE FISHER SERVICE DRIVE (VARIABLE WIDTH) AND EASTERLY OF THE EASTERLY LINE OF SAID "DUFFIELDS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 34 OF DEEDS, PAGE 542, WAYNE COUNTY RECORDS; ALSO INCLUDING THE SOUTHERLY 25 FEET OF VACATED HENRY STREET LYING EASTERLY OF PARK AVENUE AND WESTERLY OF WOODWARD AVENUE, ALL BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE EAST LINE OF PARK AVENUE (60 FEET WIDE) AND THE SOUTHERLY LINE OF VACATED HENRY STREET (50 FEET WIDE), SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 47: THENCE NORTH 31 DEGREES 02 MINUTES 04 SECONDS WEST, 25.00 FEET TO A POINT AT THE CENTER OF VACATED HENRY STREET (50 FEET WIDE); THENCE ALONG SAID CENTERLINE NORTH 58 DEGREES 57 MINUTES 05 SECONDS EAST, 497.84 FEET TO A POINT ON THE WEST LINE OF WOODWARD AVENUE (120 FEET WIDE); THENCE ALONG SAID WEST LINE SOUTH 27 DEGREES 40 MINUTES 27 SECONDS EAST, 196.20 FEET TO A POINT ON THE NORTH LINE OF FISHER SERVICE DRIVE (VARIABLE WIDTH); THENCE ALONG SAID NORTH LINE SOUTH 58 DEGREES 57 MINUTES 05 SECONDS WEST, 486.34 FEET TO A POINT ON THE EAST LINE OF PARK AVENUE (60 FEET WIDE); THENCE NORTH 31 DEGREES 02 MINUTES 04 SECONDS WEST, 170.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.21 ACRES.



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OF MICHIGAN

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Attachment B: Paid Receipt of Current Taxes

Project 6 – 2455 Woodward LCA Hotel:

2473 Woodward, Parcel 02001851

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02001851.

Parcel ID: 02001851
Owner Name: NEXUS PROPERTIES, LLC
Property Address: 2473 WOODWARD AVENUE
Total Tax Amount: \$15,793.22
Administrative Fee: \$156.36
Interest & Penalty: \$0.00
Remaining Balance: \$7,896.61

2465 Woodward, Parcel 02001852

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02001852.

Parcel ID: 02001852
Owner Name: NEXUS PROPERTIES LLC
Property Address: 2465 WOODWARD AVENUE
Total Tax Amount: \$3,679.26
Administrative Fee: \$36.42
Interest & Penalty: \$0.00
Remaining Balance: \$1,839.63

2457 Woodward, Parcel 02001853-6

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02001853-6

Parcel ID: 02001853-6
Owner Name: NEXUS PROPERTIES LLC
Property Address: 2457 WOODWARD AVENUE
Total Tax Amount: \$5,385.64
Administrative Fee: \$53.32
Interest & Penalty: \$0.00
Remaining Balance: \$2,692.82



41 Henry, Parcel 02000546

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000546.

Parcel ID: 02000546.
Owner Name: ODM PARKING LLC
Property Address: 41 HENRY
Total Tax Amount: \$269.75
Administrative Fee: \$2.67
Interest & Penalty: \$0.00
Remaining Balance: \$134.87

47 Henry, Parcel 02000547

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000547.

Parcel ID: 02000547.
Owner Name: ODM PARKING LLC
Property Address: 47 HENRY
Total Tax Amount: \$701.89
Administrative Fee: \$6.94
Interest & Penalty: \$0.00
Remaining Balance: \$350.94

59 Henry, Parcel 02000548.001

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000548.001

Parcel ID: 02000548.001
Owner Name: ODM PARKING LLC
Property Address: 59 HENRY
Total Tax Amount: \$1,083.95
Administrative Fee: \$10.73
Interest & Penalty: \$0.00
Remaining Balance: \$541.97



67 Henry, Parcel 02000548.002L

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000548.002L

Parcel ID: 02000548.002L
Owner Name: ODM PARKING LLC
Property Address: 67 HENRY
Total Tax Amount: \$541.84
Administrative Fee: \$5.36
Interest & Penalty: \$0.00
Remaining Balance: \$270.92

71 Henry, Parcel 02000549

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000549.

Parcel ID: 02000549.
Owner Name: ODM PARKING LLC
Property Address: 71 HENRY
Total Tax Amount: \$140.47
Administrative Fee: \$1.39
Interest & Penalty: \$0.00
Remaining Balance: \$70.23

83 Henry, Parcel 02000550-1

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000550-1

Parcel ID: 02000550-1
Owner Name: ODM PARKING LLC
Property Address: 83 HENRY
Total Tax Amount: \$3,901.84
Administrative Fee: \$38.63
Interest & Penalty: \$0.00
Remaining Balance: \$1,950.92



42 W. Fisher, Parcel 02000545

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000545.

Parcel ID: 02000545.
Owner Name: ODM PARKING LLC
Property Address: 42 W FISHER
Total Tax Amount: \$755.18
Administrative Fee: \$7.47
Interest & Penalty: \$0.00
Remaining Balance: \$377.59

48 W. Fisher, Parcel 02000544

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000544.

Parcel ID: 02000544.
Owner Name: ODM PARKING LLC
Property Address: 48 W FISHER
Total Tax Amount: \$701.89
Administrative Fee: \$6.94
Interest & Penalty: \$0.00
Remaining Balance: \$350.94

54 W. Fisher, Parcel 02000543

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000543.

Parcel ID: 02000543.
Owner Name: ODM PARKING LLC
Property Address: 54 W FISHER
Total Tax Amount: \$1,409.14
Administrative Fee: \$13.95
Interest & Penalty: \$0.00
Remaining Balance: \$704.57



60 W. Fisher, Parcel 02000542

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000542.

Parcel ID: 02000542.
Owner Name: ODM PARKING LLC
Property Address: 60 W FISHER
Total Tax Amount: \$1,155.14
Administrative Fee: \$11.43
Interest & Penalty: \$0.00
Remaining Balance: \$577.57

[Make payment](#) [Remove payment](#)

68 W. Fisher, Parcel 02000541

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000541.

Parcel ID: 02000541.
Owner Name: ODM PARKING LLC
Property Address: 68 W FISHER
Total Tax Amount: \$1,155.14
Administrative Fee: \$11.43
Interest & Penalty: \$0.00
Remaining Balance: \$577.57

[Make payment](#) [Remove payment](#)

76 W. Fisher, Parcel 02000540

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000540.

Parcel ID: 02000540.
Owner Name: ODM PARKING LLC
Property Address: 76 W FISHER
Total Tax Amount: \$1,155.14
Administrative Fee: \$11.43
Interest & Penalty: \$0.00
Remaining Balance: \$577.57

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84 W. Fisher, Parcel 02000539

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000539.

Parcel ID: 02000539
Owner Name: ODM PARKING LLC
Property Address: 84 W FISHER
Total Tax Amount: \$2,319.40
Administrative Fee: \$22.96
Interest & Penalty: \$0.00
Remaining Balance: \$1,159.70

[Make payment](#) [Remove payment](#)



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

January 11, 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 – **2455 Woodward Ave**
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 at **2455 Woodward Ave** in the **Midtown 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 **Olympia Development of MI LLC** consists of 16 vacant land parcels which had been used for construction situs and equipment support for the construction of Little Caesars Arena in 2014-2017. The developer proposes to construct an 11-story, 274,800 sq.ft. hotel with retail and hospitality amenities space.

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.



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

COLEMAN A. YOUNG MUNICIPAL CENTER
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Commercial Rehabilitation District
2455 Woodward Ave
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A review of project details and applicable statutes indicated that the proposed Commercial Rehabilitation District located at **2455 Woodward Ave** in the **Midtown 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
2455 Woodward Ave
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Parcel ID	Property Address	Owner	Legal Description
02000539.	84 W FISHER	ODM PARKING LLC	N W FISHER 60&59 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 80 X 80.42
02000540.	76 W FISHER	ODM PARKING LLC	N W FISHER 58 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 40 X 80.42
02000541.	68 W FISHER	ODM PARKING LLC	N W FISHER 57 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 40 X 80.42
02000542.	60 W FISHER	ODM PARKING LLC	N W FISHER 56 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 40 X 80.42
02000543.	54 W FISHER	ODM PARKING LLC	N W FISHER 55 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 40 X 80.42
02000544.	48 W FISHER	ODM PARKING LLC	N W FISHER W 24.34 FT 54 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 24.34 X 80.42
02000545.	42 W FISHER	ODM PARKING LLC	N W FISHER E 26 FT 54 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 26 X 80.42
02000546.	41 HENRY	ODM PARKING LLC	S HENRY 53 E 14 FT 52 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 49.34 X 75
02000547.	47 HENRY	ODM PARKING LLC	S HENRY W 26 FT 52 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 26 X 75
02000548.001	59 HENRY	ODM PARKING LLC	S HENRY 51 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 40 X 75
02000548.002L	67 HENRY	ODM PARKING LLC	S HENRY E 20 FT OF 50DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 20 X 75
02000549.	71 HENRY	ODM PARKING LLC	S HENRY W 20 FT 50 E 5 FT 49 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 25 X 75
02000550-1	83 HENRY	ODM PARKING LLC	S HENRY W 35 FT OF 49 48&47DUFFIELDS SUB L1 P249 PLATS W C R 2/177 115 X 75
02001851.	2473 WOODWARD AVENUE	NEXUS PROPERTIES, LLC.	W WOODWARD N 70.91 FT OF E 204.96 FT OF 80 LYG S & ADJ HENRY ST & W & ADJ WOODWARD AVE PLAT OF PARK LOTS L34 P542 DEEDS W C R 2/78 70.91 IRREG



CITY OF DETROIT
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02001852.	2465 WOODWARD AVENUE	NEXUS PROPERTIES LLC	W WOODWARD N 40 FT OF S 100 FT OF E 200.30 FT OF PARK LOT 80 LYG N OF & ADJ DUFFIELD ST & W OF W LINE OF WOODWARD AVE PLAT OF PARK LOTS L34 P542 DEEDS W C R 2/78 40 X 198.98A
02001853-6	2457 WOODWARD AVENUE	NEXUS PROPERTIES LLC	W WOODWARD S 60 FT OF E 193.73 FT OF PARK LOT 80 LYG N OF & ADJ DUFFIELD ST & W OF W LINE OF WOODWARD AVE PLAT OF PARK LOTS L34 P542 DEEDS W C R 2/78 60 IRREG





TO: Justus Cook, Housing and Revitalization
FROM: Shelby Holmes, Planning and Development
RE: Master Plan Interpretation for **Commercial Rehabilitation District** (PA 210) for 2455 Woodward Avenue Detroit, MI 48201 (Associated to Petition # 2023-004)
DATE: January 12, 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 Olympia Predevelopment, LLC.

Location and Project Proposal: 2455 Woodward Avenue Detroit, MI 48201. The proposed project is a planned new construction of a mixed-use development with first floor retail, second and third floor hotel amenities and 11 floors of hotel rooms. This building is intended to be a Class A hotel with 274,800 GSF, with 21,900 GSF of retail space and hotel amenities and 252,900 GSF of hotel space with approximately 290 hotel rooms.

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

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 Lower Woodward neighborhood describe the following recommendations:

- GOAL 3: Increase the vitality of commercial thoroughfares
- Policy 3.1: Along Woodward, encourage high density mixed uses complimentary to the area's cultural anchors.

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