

Janice M. Winfrey  
City Clerk

# City of Detroit

OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

January 5, 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 Neighborhood Enterprise Zone  
for the project to be located at 2250 Woodward Avenue

Please find attached a Request for the Establishment of a Neighborhood  
Enterprise Zone for the project to be located at 2250 Woodward Avenue

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 Neighborhood Enterprise Zone for the project to be located at 2250 Woodward Avenue**

Honorable City Council:

Please accept this letter as a request to establish Neighborhood Enterprise Zone for the property located at **2250 Woodward Avenue** and described on Attachment A.

The project contained within this petition area are being undertaken by Related Olympia Predevelopment 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.

One of two buildings proposed for the surface parking lots between Comerica Park and Woodward Avenue, **2250 Woodward Avenue** is a high-rise residential tower above ground floor retail on the north half with two levels of underground parking under both buildings. The building is projected to contain approximately 399,281 GSF with 294,439 GSF of residential space comprising 287 apartments (58 of which will be affordable at 50% of AMI), 26,992 GSF of retail space and 77,850 GSF of underground parking (206 spaces). Construction activities are anticipated to create 2,040 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the Project are expected to create 240 direct permanent jobs. This Project is anticipated to start construction fall of 2024, and to complete eligible activities and the Project in the summer of 2026.

This property is within a qualified downtown revitalization district as that term is defined by MCL 207.772(k). It is located in the Central Business District defined by the City of Detroit Master Plan and Zoning Ordinance, is zoned B5, Major Business District, and is located within the boundaries of a downtown business improvement district and the Downtown Development Authority District. Because the proposed zone is located in a qualified downtown revitalization district, per MCL 207.773(1), the zone may incorporate less than 10 platted parcels of land provided the platted parcels together contain 10 or more facilities. Here, the proposed



building meets the definition of New Facility as that term is defined by MCL 207.772(g)(ii) (rental units in a mixed-use building located in a qualified downtown revitalization district). Because the proposed zone will contain 287 facilities and is within a qualified downtown revitalization district, the proposed zone meets the requirements of MCL 207.773(1).

The 2250 Woodward project 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 within this application. As outlined above, the proposed projects will create 2,040 temporary construction jobs and 240 new permanent jobs.

The rehabilitation of the Facilities will require the demolition, site remediation, new construction and new machinery and equipment. The rehabilitation of the Historic Resources requires site remediation, renovation and new machinery and equipment.

The exemption requested for the projects in this application is the maximum of fifteen (15) years.

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, these projects are 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, these projects, 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 office and retail workers as well as from temporary construction jobs created by the proposed investment.

These Projects are 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.



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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 parcel included in this project.

In addition to the incentives available under the Neighborhood Enterprise Zone program ("NEZ"), Developer anticipates obtaining State and local incentives that directly or indirectly benefit the Project in this application, including incentives available under the Commercial Property Rehabilitation Act ("PA 210"), a Paid-In-Lieu-of-Taxes abatement ("PILOT"), as well as federal 4% Low Income Housing Tax Credits ("LIHTC").

As noted above, the members in the Developer both have substantial development history supporting Developer's ability to complete the Project. 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.



To continue to with the development of District Detroit, we respectfully request your approval in the establishment of a Neighborhood Enterprise Zone for the project to be located at 2250 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);

**2250 Woodward Avenue**

This property was used for retail and residential from 1884, with a Detroit Edison Substation built in 1904 and a 17-story hotel built 1920. By 1950, the property was also used for restaurants, a parking garage, retail, parking lots, rooming houses, a movie theater and rooming houses and a parking lot fronting Montcalm Street, two rooming houses, an electrical supply building, a movie theatre, a hall and restaurants. From the 1950s to 1970s some of the rooming houses were converted to offices. In the 1980s a number of the buildings were demolished and since 2002, the property has been used for parking.

**Current Uses**

<b>Project Site</b>	<b>Current Use</b>
2200 Woodward Avenue and 2250 Woodward Avenue	Parking



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- (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
2250 Woodward	+/- 230'	18	222,604	26,992			206
<b>Total</b>			<b>222,604</b>	<b>26,992</b>	<b>0</b>	<b>0</b>	<b>206</b>

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

<b>Total</b>			<b>222,604</b>	<b>26,992</b>	<b>0</b>	<b>0</b>	<b>206</b>
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### 2250 Woodward Avenue

The 2250 Woodward Residential Tower Project is a planned new construction, mixed-use development including first floor retail and 20 floors of multi-family residential space above. This building is proposed to be located at 2250 Woodward Avenue, west of Witherell Street, north of E. Columbia Street and south of E. Montcalm Street. It will share the block with the 2200 Woodward Office Building. It is planned to face the Fox Building. The building is projected to contain approximately 399,281 GSF with 294,439 GSF of residential space comprising 287 apartments (58 of which will be affordable at 50% of AMI), 26,992 GSF of retail space and 77,850 GSF of underground parking (206 spaces).

Construction activities are anticipated to create 2,040 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the Project are expected to create 240 direct permanent jobs. This Project is anticipated to start construction fall of 2024, and to complete eligible activities and the Project in the summer of 2026.

These Projects located at 2200 and 2250 Woodward Avenue will adjoin both Woodward and the sports and entertainment venues nearby, providing superb views of the City and Comerica Park, attractive amenities and efficient, well-appointed apartments and offices. They will incorporate a shared two floor underground parking garage of 259,550 GSF with 504 parking spaces available to tenants, guests, customers, and the public. Also, these two Projects will share a plaza between them (in what was the E. Columbia Street right-of-way). This plaza will connect these two Projects to Comerica Park, providing a sense of community and connecting all the existing activities and businesses and those contemplated in this Plan, between Comerica Park to the DCI Project on Cass Avenue.

Developer anticipates that the property owner, DWSA, 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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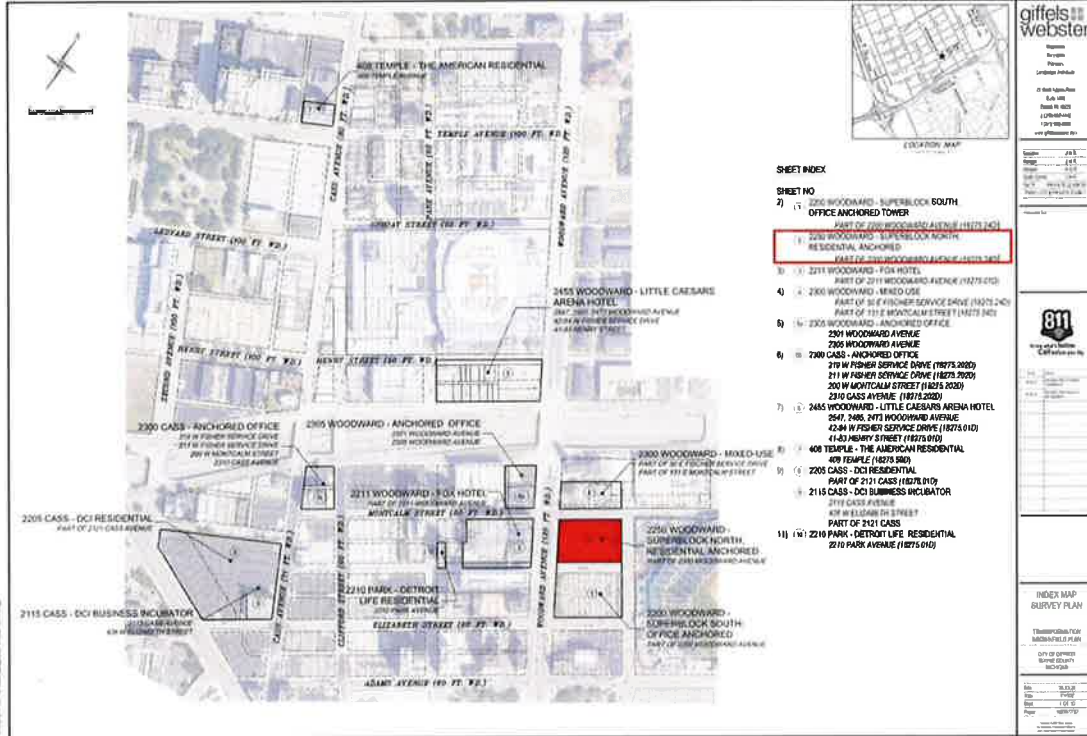
(e) A time schedule for undertaking and completing the rehabilitation of the facility

<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>
2250 Woodward - Residential	Summer 2024	Summer 2024	Summer 2024	Summer 2024	N/A	Fall 2024	Fall 2024	Summer 2026	Fall 2024	Summer 2026



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





**2250 Woodward Avenue**

EXISTING PIN AND LEGAL DESCRIPTION FOR EXISTING PIN (INCLUDES MORE LAND THAN IN PROJECT LEGAL DESCRIPTION):

Project Type	Parcel Address	Controlling Affiliate	PIN	GIS Legal Description
Project 2 2250 Woodward - Mixed Use (Residential + Retail)	2200 WOODWARD AVENUE	Tiger Ballpark, LLC	01004142-54	E WOODWARD 72 THRU 97 141 THRU 166 ALSO VAC COLUMBIA ST 50 FT WD AND VAC ALLEYS ADJ SD LOTS EXC WOODWARD AVE AS WD PLAT OF WILLIAMS PARK LOTS 1,2,3 & 4 L1 P39 PLATS W C R DESC AS BEG AT NE COR WOODWARD AVE 120 FT WD & ELIZABETH ST 60 FT WD TH N 26D 48M 10S W 460.23FT ALG SD E LINE TO S LINE MONTCALM ST 50 FT WD TH N 59D 46M54S E 289.83 FT ALG SD S LINE TO W LINE WITHERELL ST 60 FT WD TH S30D 26M 08S E 459.92 FT ALG SD W LINE

**PROJECT 2 LEGAL DESCRIPTION**

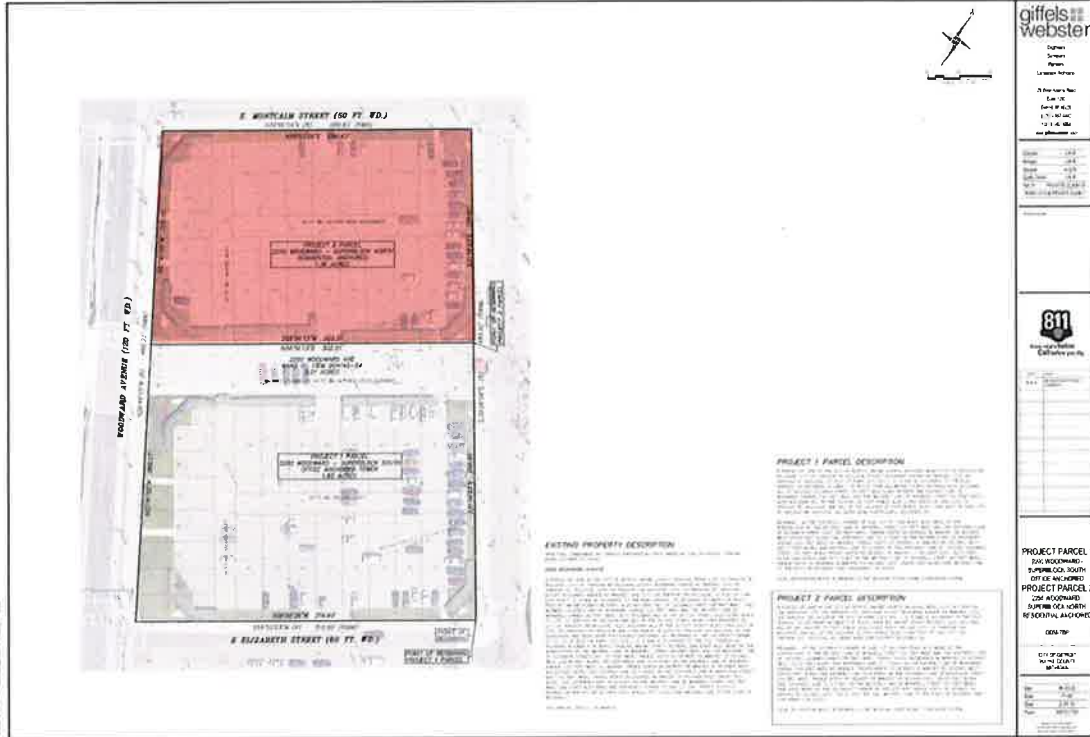
A PARCEL OF LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING LOTS 141 THROUGH 149, INCLUSIVE, LOTS 150 THROUGH 157, INCLUSIVE, EXCEPT WOODWARD AVENUE AS WIDENED, LOTS 158 THROUGH 166 INCLUSIVE, OF PLAT OF PARK LOTS NOS 1, 2, 3 AND 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 1 OF PLATS, PAGE 65, WAYNE COUNTY RECORDS, ALSO INCLUDING ALL OF THE VACATED 20 FOOT PUBLIC ALLEY LYING NORTH OF SAID LOTS 141 THROUGH 149, INCLUSIVE, AND ALL OF THE VACATED 20 FOOT PUBLIC ALLEY LYING EAST OF SAID LOTS 150 THROUGH 157, INCLUSIVE, ALL BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 141, SAID POINT ALSO BEING AT THE INTERSECTION OF THE WESTERLY LINE OF WITHERELL STREET (60 FEET WIDE) AND THE NORTHERLY LINE OF VACATED COLUMBIA STREET (50 FEET WIDE); THENCE SOUTH 58 DEGREES 56 MINUTES 13 SECONDS WEST, 302.51 FEET ALONG SAID NORTHERLY LINE TO A POINT ON THE EASTERLY LINE OF WOODWARD AVENUE (120 FEET WIDE) AS WIDENED; THENCE NORTH 27 DEGREES 41 MINUTES 55 SECONDS WEST, 200.05 FEET ALONG SAID EASTERLY LINE TO A POINT ON THE SOUTHERLY LINE OF MONTCALM STREET (50 FEET WIDE); THENCE NORTH 58 DEGREES 53 MINUTES 09 SECONDS EAST, 289.83 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE WESTERLY LINE OF WITHERELL STREET (60 FEET WIDE), SAID POINT BEING AT THE SOUTHEAST CORNER OF SAID LOT 166; THENCE SOUTH 31 DEGREES 19 MINUTES 53 SECONDS EAST, 199.97 FEET THE SAID WESTERLY LINE TO THE POINT OF BEGINNING AND CONTAINING 1.36 ACRES.

Legal description basis of bearing is the Michigan State Plane Coordinate System.



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**Attachment B: Paid Receipt of Current Taxes**


**Project 2 – 2250 Woodward Residential:**

Part of existing 2200 Woodward, Parcel 01004142-54

**Parcel ID: 01004142-54 - 2200 WOODWARD AVENUE**

**2022 Summer Current Property Tax - City of Detroit - Parcel ID: 01004142-54**

**Parcel ID:** 01004142-54  
**Owner Name:** DETROIT/WAYNE STADIUM AUTHORITY  
**Property Address:** 2200 WOODWARD AVENUE  
**Total Tax Amount:** \$0.00  
**Remaining Balance:** \$0.00

 Your Property Taxes for Summer 2022 have been paid. Thank you!

[Make payment](#)

[Remove payment](#)