

# City of Detroit

Janice M. Winfrey  
City Clerk

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 for projects to be located at 2200 Woodward Avenue, 2250 Woodward Avenue, 2211 Woodward Avenue, 2300 Woodward Avenue, 2305 Woodward Avenue, and 2210 Park Avenue

Please find attached Request for the Establishment of a Commercial Rehabilitation District for projects to be located at 2200 Woodward Avenue, 2250 Woodward Avenue, 2211 Woodward Avenue, 2300 Woodward Avenue, 2305 Woodward Avenue, and 2210 Park Avenue (**In reference to petition 2023-003**).

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 for projects to be located at 2200 Woodward Avenue, 2250 Woodward Avenue, 2211 Woodward Avenue, 2300 Woodward Avenue, 2305 Woodward Avenue, and 2210 Park Avenue**

Honorable City Council:

Please accept this letter as a request to establish a Commercial Rehabilitation District incorporating the tracts of land and portions of tracts of land described on Attachment A pursuant to MCL 207.843(1) to facilitate the following commercial rehabilitation projects: **2200 Woodward Avenue, 2250 Woodward Avenue, 2211 Woodward Avenue, 2300 Woodward Avenue, 2305 Woodward Avenue, and 2210 Park Avenue.**

The projects 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.

The projects under consideration as part of this petition are generally described below and further expounded upon in Attachment A:

- Two new buildings are proposed for the vacant property that has been used as commercial property in the immediately preceding 15 years (surface parking lots) between Comerica Park and Woodward Avenue.
  - o The first is a new construction high-rise office tower above ground floor retail on the south half of the vacant property (**2200 Woodward Avenue**), which is projected to be approximately 702,600 gross square feet ("**GSF**"), with 28,000 GSF of retail space, 492,900 GSF of office space and 181,700 GSF of underground parking (298 spaces). Construction activities are anticipated to create 2,470 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create



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2,000 direct permanent jobs. This Project is anticipated to start construction summer of 2023 and to complete eligible activities and the project on summer of 2025.

- The second is a new construction high-rise residential tower above ground floor retail on the north half of the vacant property (**2250 Woodward Avenue**) 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.
  
- The conversion and adaptive reuse of the office tower surrounding the historic Fox Theatre (a commercial building older than 15 years) to hotel use (**2211 Woodward Avenue**) is also proposed. The Fox Hotel Project is projected to contain 13,322 GSF of retail and 194,028 GSF of hotel, with approximately 177 hotel rooms. Construction activities are anticipated to create 940 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 220 direct permanent jobs. This project is anticipated to start construction Spring, 2026 and to complete eligible activities and the project in Spring, 2028.
  
- A third new construction building is proposed for the vacant property south of St. John's Church and west of the D Garage that has been used as commercial property for the immediately preceding 15 years (surface parking lots), and is proposed to be replaced by a mid-rise office tower with ground floor retail (**2300 Woodward Avenue**). This building is projected to contain approximately 149,500 GSF comprised of 18,400 GSF of retail space and 131,100 GSF of office space. Construction activities are anticipated to create 630 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 610 direct permanent jobs. This project is anticipated to start construction Spring of 2025 and to complete eligible activities and the project in the Fall, 2026.
  
- A fourth new construction flexible site/high-rise office tower building is proposed to replace a commercial property building that is more than 15 years old (currently a restaurant, theater and related outdoor dining area) (**2305 Woodward Avenue**). The building is projected to contain 556,000 GSF consisting of 10,050 GSF of retail space and 545,950 GSF of office space. Construction activities are anticipated to create 2,180 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 1,790 direct permanent jobs.



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This project is anticipated to start construction Fall of 2026 and to complete eligible activities and the project in the Summer of 2028.

- Finally, the conversion of the historic Detroit Life Building, a building previously used for commercial purposes, to market-rate apartments over ground floor retail (**2210 Park Avenue**) is proposed. The rehabilitated building is projected to contain approximately 44,308 GSF, with 3,000 GSF of retail space and with 16 market rate residential units spread over 41,308 GSF of residential. Construction activities are anticipated to create 220 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 30 direct permanent jobs. This project is anticipated to start construction in Spring of 2024 and to complete eligible activities and the project in the Winter of 2025.

The tracts of land and portions of tracts of land proposed for incorporation into the requested commercial rehabilitation district meet the requirements of MCL 207.842 and 207.843. The proposed district lies within the Central Business District of the City of Detroit, as that term is defined by Chapter 55, the City's Zoning Code and the land is either zoned B5, Major Business District or B4, General Business District, and the entire proposed district lies within the boundaries of the Downtown Development Authority 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 Fox Theatre, a commercial building that is older than 15 years in age, is the qualified facility that anchors the proposed district.

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 148 full-time employees ("FTE") located at 2211 Woodward Avenue and 23 FTE located at 2305 Woodward Avenue. As outlined above, in aggregate, the proposed projects will create 8,480 direct construction jobs and 4,890 new FTE.

The rehabilitation of the qualified facility constituting vacant property or new construction on land where a structure has been demolished will require site remediation, new construction and new machinery and equipment. The rehabilitation of the qualified facilities that are either buildings of commercial property more than 15 years or a building previously used for commercial purposes will require replacements and renovations and new machinery and equipment.

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

These projects are included in a broader 10-project plan of investment associated with the Developer's 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, 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.

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 these projects

In addition to the incentives available under the Commercial Rehabilitation Act ("PA 210"), Developer anticipates obtaining State and local incentives that directly or indirectly benefit the projects in this application, including incentives available the Neighborhood Enterprise Zone program ("NEZ") and a Paid-In-Lieu-of-Taxes abatement ("PILOT") on all affordable housing projects. The Developer also anticipates securing federal and state Historic Tax Credits ("HTC") with respect to 2211 Woodward Avenue and 2210 Park Avenue, as well as federal 4% Low Income Housing Tax Credits ("LIHTC") with respect to 2250 Woodward Avenue.

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



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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 Commercial Rehabilitation District for the projects located at 2200 Woodward Avenue, 2250 Woodward Avenue, 2211 Woodward Avenue, 2300 Woodward Avenue, 2305 Woodward Avenue, and 2210 Park 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);

**2200 Woodward Avenue and 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.

**2211 Woodward Avenue**

This property was identified as occupied by restaurants and stores from 1888 through the 1920s and developed into its current configuration in 1928.

**2300 Woodward Avenue**

This property is a portion of the parking lot of St. John's Episcopal Church which was reportedly built between 1858 and 1859. The land was used largely for residential and rectory purposes and was later used for commercial and office uses between 1914 and 1940. It has been a parking lot since the 1940s.

**2305 Woodward Avenue**

In the 1880s – 1919, the property was used for various stores, dwellings and stables. From 1921 -1926, it was used for various retail purposes. From 1931 – 1969, it was used for various retail operations as well as a one hour cleaners and a "State Hat Cleaners." It was used from 1961 - 1994 for various stores and offices and from 1994 to present was used for a theater, restaurant and office.

**2210 Park Avenue**

Residential dwellings and retail stores occupied this property from approximately 1884 through 1922, when the current building was constructed. Thereafter, uses included offices, retail and restaurants through approximately 1984; it has since remained vacant.

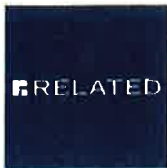




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**Current Uses**

<b>Project Site</b>	<b>Current Use</b>
2200 Woodward Avenue and 2250 Woodward Avenue	Parking
2211 Woodward Avenue	Office building and retail (as well as theater, which is not part of this application)
2300 Woodward Avenue	Parking
2305 Woodward	Theater and restaurant
2210 Park Avenue	Vacant former office building



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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
2200 Woodward	+/- 269'	18		28,000	463,326		298
2250 Woodward	+/- 230'	18	222,604	26,992			206
2300 Woodward	+/- 89'	7		18,400	118,000		
2305 Woodward	+/- 340'	23		10,050	487,200		
<b>Total</b>			<b>222,604</b>	<b>83,442</b>	<b>1,068,526</b>	<b>0</b>	<b>504</b>

Restoration, Alteration, Renovation or Improvement							
Project Name	Bldg Ht	# of Stories	Square Footage by Use				
			Residential	Retail	Office	Hotel	Parking
2211 Woodward - Fox Hotel	+/- 105'	10		8,441		159,192	N/A
2210 Park - Detroit Life Residential	+/- 128'	10	20,992	3,000			N/A
<b>Total</b>			<b>20,992</b>	<b>11,441</b>	<b>0</b>	<b>159,192</b>	

<b>Total</b>			<b>243,596</b>	<b>94,883</b>	<b>1,068,526</b>	<b>159,192</b>	<b>504</b>
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### 2200 Woodward Avenue

The 2200 Woodward Avenue Office Tower Project is a planned new construction, mixed-use development which includes first floor retail, along with 18 floors of Class A office space above. The building is proposed to be located east of Woodward Avenue, west of Witherell Street, north of E. Elizabeth Street and south of vacated E. Columbia Street. This project is one of two new buildings proposed to replace a surface parking lot between Comerica Park and Woodward (The other building will be the 2250 Woodward Residential/Mixed Use project discussed below). It is planned to face the Fillmore Theater across Woodward Avenue. The building is projected to be approximately 702,600 gross square feet (“GSF”), with 28,000 GSF of retail space, 492,900 GSF of office space and 181,700 GSF of underground parking (298 spaces).

The property comprising this project and the 2250 Woodward Avenue Project discussed below, is currently owned by the Detroit-Wayne County Stadium Authority (“DWSA”), leased to City of Detroit Downtown Development Authority (“DDA”), but controlled by an affiliate of Developer as concessionaire under the Amended and Restated Concession Management Agreement, as amended, as part of the Comerica Park Complex (the “Comerica Park CMA”) and is therefore not currently subject to property tax.

Construction activities are anticipated to create 2,470 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the Project are expected to create 2,000 direct permanent jobs. This project is anticipated to start construction summer of 2023 and to complete eligible activities and the project on summer of 2025.

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. [The conveyance of the property is anticipated to be complete prior to the commencement of construction on the project]

### **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.

### **2211 Woodward Avenue**

The Fox Hotel project is a planned adaptive reuse and renovation of the historic Fox Office Building located at 2211 Woodward Avenue and conversion of the building into a hotel with 13,322 GSF of retail and 194,028 GSF of hotel, with approximately 177 hotel rooms. It will not alter the Fox Theatre which is located in a separate condominium unit at the property.

The building is located to the north of Columbia Street, west of Woodward Avenue, south of Montcalm Street and east of Park Avenue. The 10-story office building is listed on the National Register of Historic Places, is designated a National Historic Landmark and is on the Michigan



State Register of Historic Sites. It features a façade with Asian motifs which is illuminated at night. The front and sides of the office tower are faced with a cream-colored terra cotta. The building wraps around the Fox Theatre lobby, creating a u-shaped floor plan. The current marquee was installed during the 1987 restoration but is based on the original which itself was replaced in the 1950s.

Conversion of the office building to hotel use permits the Fox to share and celebrate its lengthy history of live performances with its future guests. The Fox Theatre atrium is unparalleled in the United States and access to it creates a unique gathering and social space which can be utilized even more robustly through hotel related events such as weddings and everyday use. It will also entice theatergoers to extend their stays in the City's entertainment district.

Construction activities are anticipated to create 940 direct onsite construction. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 220 direct permanent jobs. This project is anticipated to start construction Spring, 2026 and to complete eligible activities and the project in Spring, 2028.

Developer anticipates that the current property owner, Fox Office Building, LLC, and, if revisions to the condominium master deed require conveyances from the other unit owner, Olympia Entertainment, Inc., each an affiliate of ODM, will convey this property to a new single purpose limited liability company affiliated with ODM.

### **2300 Woodward Avenue**

The 2300 Woodward Avenue project is a planned new construction, mixed-use development which includes first floor retail along with four floors of Class A office space above. The building is proposed to be located at 2300 Woodward Avenue, west of Witherell Street, north of Montcalm Street and south of the St John's Episcopal Church. This building is proposed to replace a surface parking lot and is projected to contain approximately 149,500 GSF comprised of 18,400 GSF of retail space and 131,100 GSF of office space.

Construction activities are anticipated to create 630 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 610 direct permanent jobs. This project is anticipated to start construction Spring of 2025 and to complete eligible activities and the project in the Fall, 2026.

Developer anticipates that the owner of the eastern portion of the property, DWSA, will convey that eastern portion to a new single purpose limited liability company affiliated with ODM, and that East Montcalm Development, LLC, an affiliate of ODM, will assign its interest in a ground lease of the remainder of the planned project property owned by St. John's Episcopal Church to such new single purpose limited liability company. Developer further anticipates that such ODM affiliate will sub-ground-lease the land, and convey the existing improvements on the land, to a new single purpose limited liability company 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.



### **2305 Woodward**

The Flexible Site/Office Tower project is a planned new construction, mixed-use building comprised of first floor retail and 21 floors of Class A office space above. The building is projected to contain 556,000 GSF consisting of 10,050 GSF of retail space and 545,950 GSF of office space. Two different locations are under consideration for this structure – either: (a) 2305 Woodward Avenue, west of Woodward Avenue, East of Park Avenue, south of I-75 and north of Montcalm Street or (b) 2300 Cass, east of Cass Avenue, west of Clifford Street, south of I-75 and north of Montcalm Street.

Construction activities are anticipated to create 2,180 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 1,790 direct permanent jobs. This project is anticipated to start construction Fall of 2026 and to complete eligible activities and the project in the Summer of 2028.

Developer anticipates that the property owner, Olympia Entertainment, Inc. and Little Caesar Enterprises, Inc., each an affiliate of ODM, will convey this land, and convey the existing improvements on the land, to a new single purpose limited liability company affiliated with ODM, and that such new entity will ground lease the property 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.

### **2210 Park Avenue**

The 2210 Park Avenue/Detroit Life Building project is a planned reuse and conversion of the Detroit Life Building, located in the local Park Avenue Historic District. It is proposed to be renovated into a mixed-use facility with first floor retail and residential space above. The building is located at the northeast corner of Park Avenue and W. Columbia Street, adjacent to the Fox Building. The rehabilitated building is projected to contain approximately 44,308 GSF, with 3,000 GSF of retail space and with 16 market rate residential units spread over 41,308 GSF of residential.

Construction activities are anticipated to create 220 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 30 direct permanent jobs. This project is anticipated to start construction in Spring of 2024 and to complete eligible activities and the project in the Winter of 2025.

Developer anticipates that the owner of this property, Detroit Life Building, LLC, 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>
2200 Woodward - Office	Spring 2023	Spring 2023	Spring 2023	Spring 2023	N/A	Summer 2023	Summer 2023	Summer 2025	Summer 2023	Summer 2025
2250 Woodward - Residential	Summer 2024	Summer 2024	Summer 2024	Summer 2024	N/A	Fall 2024	Fall 2024	Summer 2026	Fall 2024	Summer 2026
2211 Woodward - Fox Hotel	Winter 2026	Winter 2026	Winter 2026	Winter 2026	Spring 2026	Spring 2026	Spring 2026	Spring 2028	Spring 2026	Spring 2028
2300 Woodward - Mixed Use	Winter 2025	Winter 2025	Winter 2025	Winter 2025	N/A	Spring 2025	Spring 2025	Fall 2026	Spring 2025	Fall 2026
2305 Woodward Flexible Site; Office	Summer 2026	Summer 2026	Summer 2026	Summer 2026	N/A	Fall 2026	Fall 2026	Summer 2028	Fall 2026	Summer 2028
2210 Park - Detroit Life Residential	Winter 2024	Winter 2024	Winter 2024	Winter 2024	Spring 2024	Spring 2024	Spring 2024	Winter 2025	Spring 2024	Winter 2025







**2200 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 1	2200 Woodward - Mixed Use (Office + Residential)	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 1 LEGAL DESCRIPTION**

A PARCEL OF LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING LOTS 72 THROUGH 80, INCLUSIVE, LOTS 81 THROUGH 88 INCLUSIVE, EXCEPT WOODWARD AVENUE AS WIDENED, LOTS 89 THROUGH 97 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 VACATED COLUMBIA STREET (50 FEET WIDE) LYING BETWEEN THE EASTERLY LINE OF WOODWARD AVENUE (120 FEET WIDE) AND THE WESTERLY LINE OF WITHERELL STREET (60 FEET WIDE), ALSO INCLUDING ALL OF THE VACATED 20 FOOT PUBLIC ALLEY LYING NORTH OF SAID LOTS 72 THROUGH 80, INCLUSIVE, AND ALL OF THE VACATED 20 FOOT PUBLIC ALLEY LYING EAST OF SAID LOTS 81 THROUGH 88, INCLUSIVE, ALL BEING MORE PARTICULARLY DESCRIBED AS:

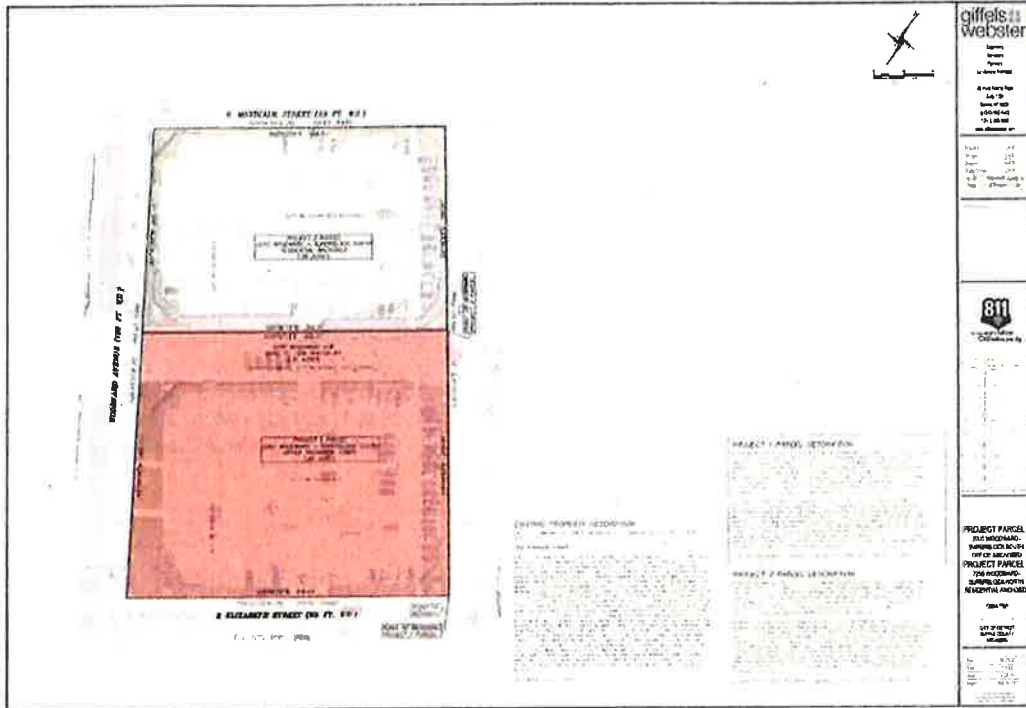
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 72, SAID POINT ALSO BEING AT THE INTERSECTION OF THE WESTERLY LINE OF WITHERELL STREET (60 FEET WIDE) AND THE NORTHERLY LINE OF ELIZABETH STREET EAST (60 FEET WIDE); THENCE SOUTH 58 DEGREES 58 MINUTES 38 SECONDS WEST 318.99 FEET ALONG SAID NORTHERLY LINE TO A POINT ON THE EASTERLY LINE OF WOODWARD AVENUE (120 FEET WIDE) AS WIDENED; THENCE NORTH 27 DEGREES 41 MINUTES 55 SECONDS WEST, 260.17 FEET ALONG SAID EASTERLY LINE TO A POINT ON THE NORTHERLY LINE OF VACATED COLUMBIA STREET (50 FEET WIDE); THENCE NORTH 58 DEGREES 56 MINUTES 13 SECONDS EAST, 302.51 FEET ALONG SAID NORTH LINE TO A POINT ON THE WESTERLY LINE OF WITHERELL STREET (60 FEET WIDE); THENCE SOUTH 31 DEGREES 19 MINUTES 53 SECONDS EAST, 259.95 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING AND CONTAINING 1.85 ACRES.

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



**OLYMPIA**  
DEVELOPMENT  
OF MICHIGAN

**THE  
DISTRICT  
DETROIT**



CONFIDENTIAL DRAFT – FOR DISCUSSION PURPOSES ONLY



# THE DISTRICT DETROIT

## 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

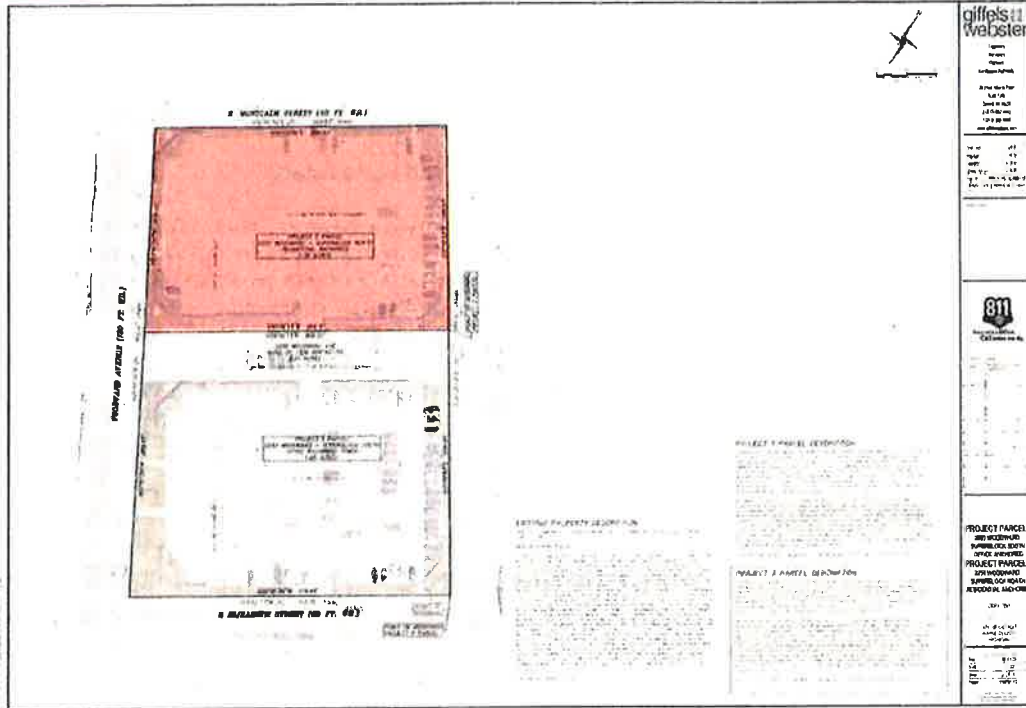
A PARCEL OF LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING LOTS 141 THROUGH 149, INCLUSIVE, LOTS 150 THROUGH 157, INCLUSIVE, EXCEPT WOODWARD AVENUE AS WIDENED, LOTS 158 THROUGH 166 INCLUSIVE, OF PLAT OF PARK LOTS NOS 1, 2, 3 AND 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 1 OF 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.



# THE DISTRICT DETROIT





**2211 Woodward Avenue (UNITS 2 AND 3)**

**EXISTING PINS AND LEGAL DESCRIPTION FOR EXISTING PINS:**

Project	Type	Parcel Address	Controlling Affiliate	PIN	GIS Legal Description
Project 3	Fox Hotel - Mixed Use (Hotel + Retail)	2211 WOODWARD AVENUE, Unit	Fox Office Building, LLC	02001861.003L	W WOODWARD UNIT 3 FOX CENTER WAYNE COUNTY CONDOMINIUM SUB PLAN NO 563 L32434 P164-231 DEEDS, W C R 2/188 5.00%
	Fox Hotel - Mixed Use (Hotel + Retail)	2211 WOODWARD AVENUE, Unit	Fox Office Building, LLC	2001861.002	W WOODWARD UNIT 2 FOX CENTER WAYNE COUNTY CONDOMINIUM SUB PLAN NO 563 L32434 P164-231 DEEDS, W C R 2/188 25.00%

**PROJECT 3 LEGAL DESCRIPTION**

A PARCEL OF LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING UNITS 1, 2 AND 3, FOX CENTER CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 32434, PAGE 164, AS AMENDED, AND DESIGNATED AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 563, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SHOWN ON THE MASTER DEED AND DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED; ALSO, THE NORTH 25 FEET OF VACATED WEST COLUMBIA STREET (50 FEET WIDE) LYING SOUTHERLY OF SAID FOX CENTER CONDOMINIUM, ALL BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT ALSO BEING AT THE INTERSECTION OF THE WESTERLY LINE OF WOODWARD AVENUE (120 FEET WIDE) AND THE NORTHERLY LINE OF MONTCALM STREET (50 FEET WIDE); THENCE SOUTH 27 DEGREES 41 MINUTES 31 SECONDS EAST, 228.62 FEET ALONG SAID WESTERLY LINE TO A POINT IN THE CENTERLINE OF VACATED COLUMBIA STREET; THENCE ALONG SAID CENTERLINE SOUTH 58 DEGREES 55 MINUTES 26 SECONDS WEST, 318.98 FEET; THENCE NORTH 31 DEGREES 07 MINUTES 38 SECONDS WEST, 120.40 FEET ALONG A LINE COMMON TO LOTS 47 AND 48 AND ITS EXTENSION THEREOF OF "PLAT OF BROWNS SUBDIVISION OF PARK LOTS 84, 85, AND 86", AS RECORDED IN LIBER 7 OF DEEDS, PAGE 27, WAYNE COUNTY RECORDS, TO A POINT ON THE SOUTH LINE OF A 15 FOOT WIDE PUBLIC ALLEY; THENCE ALONG SAID SOUTH LINE NORTH 58 DEGREES 53 MINUTES 50 SECONDS EAST, 18.00 FEET TO A POINT ON THE EAST LINE OF A 18 FOOT WIDE PUBLIC ALLEY; THENCE ALONG SAID EAST LINE NORTH 31 DEGREES 06 MINUTES 58 SECONDS WEST, 108.08 FEET TO A POINT ON THE SOUTH LINE OF MONTCALM STREET (50 FEET WIDE); THENCE ALONG SAID SOUTH LINE NORTH 58 DEGREES 58 MINUTES 19 SECONDS EAST, 314.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.66 ACRES.

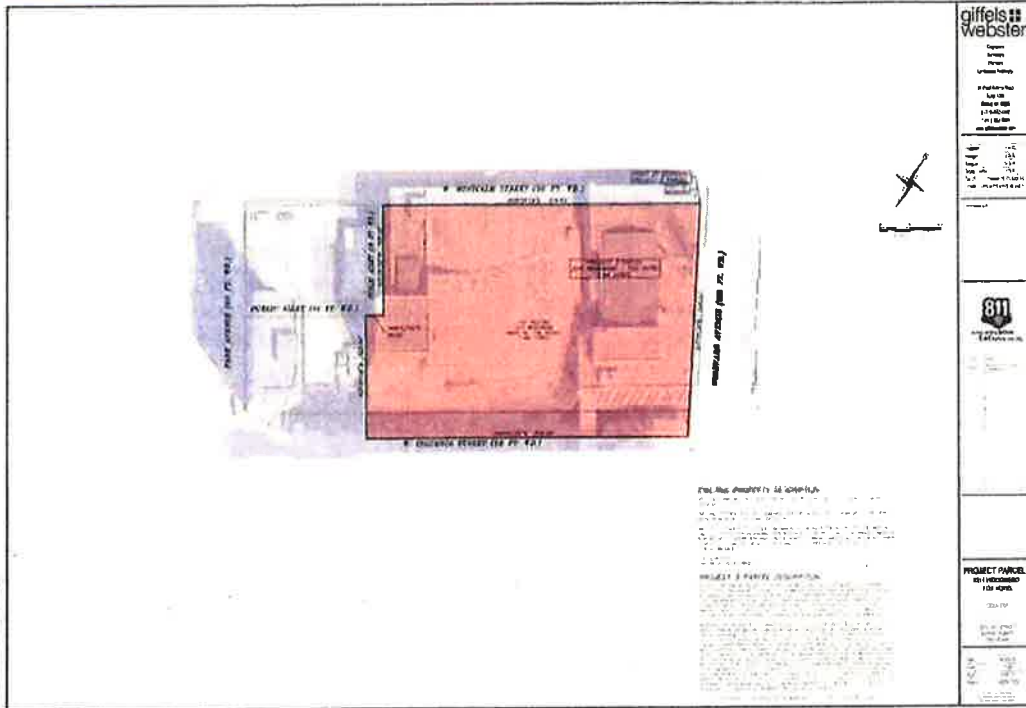
Legal description basis of bearing is the Michigan State Plane Coordinate System





**OLYMPIA**  
DEVELOPMENT  
OF MICHIGAN

# THE DISTRICT DETROIT







**2300 Woodward Avenue**

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

Project	Type	Parcel Address	Controlling Affiliate	PIN	GIS Legal Description
Project 4	2300 Woodward - Mixed Use (Office + Retail)	50 E Fisher	East Montcalm Development, LLC	01000522-56	S FISHER FWY E N 102.37 FT OF E 50 FT OF LOT 2 W 55 FT OF E 105 FT OF LOT 2 W 105 FT OF N 127 FT OF LOT 2 ALL TH ABOVE EXC VERNOR AVE & FISHER FWY SERVICE DR AS OP & WD 1EXC PT TAKEN FOR H P BALDWINS SUB(L15 P51/2 PLATS,WCR) ALSO EXC WOODWARD AVE & VERNOR AVE & FISHER FWY SERVICE DR AS OP & WD BRUSH SUB L45 P121 DEEDS, WCR 1/29 1 THRU 6H P BALDWINS SUB L15 P51/2
	2300 Woodward - Mixed Use (Office + Retail)	131 E Montcalm	Tiger Ballpark, LLC	01000339-477	N E MONTCALM 218 THRU 197PLAT OF WILLIAMS PARK LOTS 1,2,3 &4 L1 P39 PLATS W C R 1/26 PT OF 2 3&4BRUSH SUB OF PARK LOT 5 L45 P121 DEEDS W C R 1/29 ALL DESC AS BEG AT SW COR SD LOT218 TH N 30D 23M 43S W 114.10 FT TH N 59D 46M 54S E 105 FT TH S 30D 23M 43S E 50 FT TH N 59D 46M 54S E 55 FT TH N 30D 23M 43S W 62.34 FT TH N 59D 46M 54S E 50 FTTH N 30D 23M 43S W 106 FT TO S LINE FISHER FWY TH N 60D 05M 47S E 360 FT ALG SD S LINE TO W LINE JOHN R ST 60 FT WD TH S 30D 23M 43S E 230.46 FT ALG SD

**PROJECT 4 LEGAL DESCRIPTION**

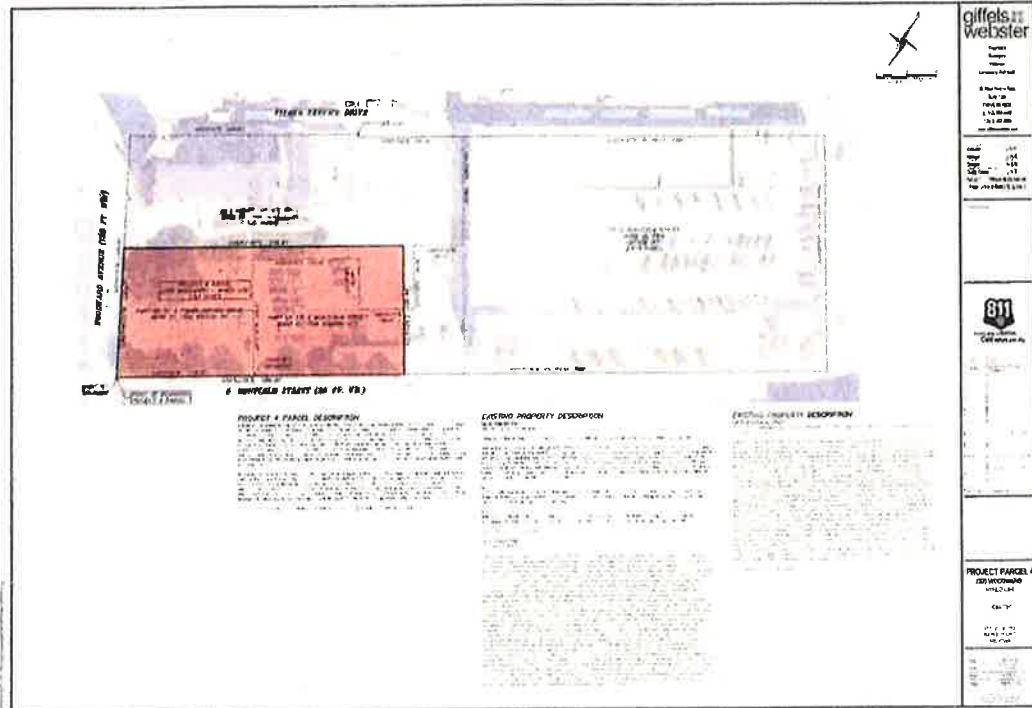
A PARCELOF LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING A PART OF LOT 1 AND LOT 2 OF PLAT OF "BRUSH SUBDIVISION OF PARK LOT 5 AND PART OF BRUSH FARM EAST OF AND ADJOINING PARK LOTS 5 AND 4", ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 45 OF PLATS, PAGE 65, WAYNE COUNTY RECORDS, AND BEING ALL OF LOTS 213 THROUGH 221 OF PLAT OF "WILLIAMS PARK LOT 1, 2, 3, AND 4", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 1 OF PLATS PAGE 65, WAYNE COUNTY RECORDS, AND A PART OF LOTS 1 THROUGH 5, AND ALL OF LOT 6 OF THE PLAT OF "H. P. BALDWINS SUBDIVISION OF PART OF LOT 221, AND LOTS 222 AND 223 AND VACATED ALLEY, SUBDIVISION OF PARK LOT 4 AND PART OF LOT 1 OF PARK LOT 5", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 15 OF PLATS, PAGE 5 ½, WAYNE COUNTY RECORDS; BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF WOODWARD AVENUE (120 FEET WIDE, AS WIDENED) AND THE NORTH LINE OF EAST MONTCALM STREET (50 FEET WIDE), THENCE NORTH 27 DEGREES 40 MINUTES 20 SECONDS WEST, 126. 67 FEET; THENCE NORTH 58 DEGREES 53 MINUTES 09 SECONDS EAST, 278.87 FEET; THENCE SOUTH 31 DEGREES 17 MINUTES 29 SECONDS EAST, 126.44 FEET TO A POINT ON THE NORTH LINE OF SAID EAST MONTCALM STREET (50 FEET WIDE), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 213; THENCE ALONG SAID NORTH LINE SOUTH 58 DEGREES 53 MINUTES 09 SECONDS WEST, 286.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.82 ACRES.



**OLYMPIA**  
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OF MICHIGAN

**THE  
DISTRICT  
DETROIT**





**2305 Woodward Avenue**

**EXISTING PINS AND LEGAL DESCRIPTION FOR EXISTING PINS:**

Project	Type	Parcel Address	Controlling Affiliate	PIN	GIS Legal Description
Project 5A	2305 Woodward - Mixed Use (Office + Retail)	2301 WOODWARD AVENUE	Olympia Entertainment, Inc.	02001859-60	W WOODWARD 46-45 LOTHROPS SUB L39 P430 DEEDS, W C R 2/46 100,24 IRREG
	2305 Woodward - Mixed Use (Office + Retail)	2305 WOODWARD AVENUE	Olympia Entertainment, Inc. / LCE	02001857-8	W WOODWARD 48 & 47LOTHROPS SUB L39 P430 DEEDS, W C R 2/46 13,032 SQ FT

**PROJECT 5A LEGAL DESCRIPTION**

A PARCEL OF LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING LOTS 45 THROUGH 48, INCLUSIVE, LOTHROP'S SUBDIVISION OF PARK LOT 83 AND PART OF PARK LOT 82, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 39, PAGE 430 OF DEEDS, WAYNE COUNTY RECORDS, ALSO INCLUDING ALL OF THE 20 FOOT PUBLIC ALLEY LYING WEST OF SAID LOTS 45 THROUGH 48, INCLUSIVE, ALL BEING MORE PARTICULARLY DESCRIBED AS:

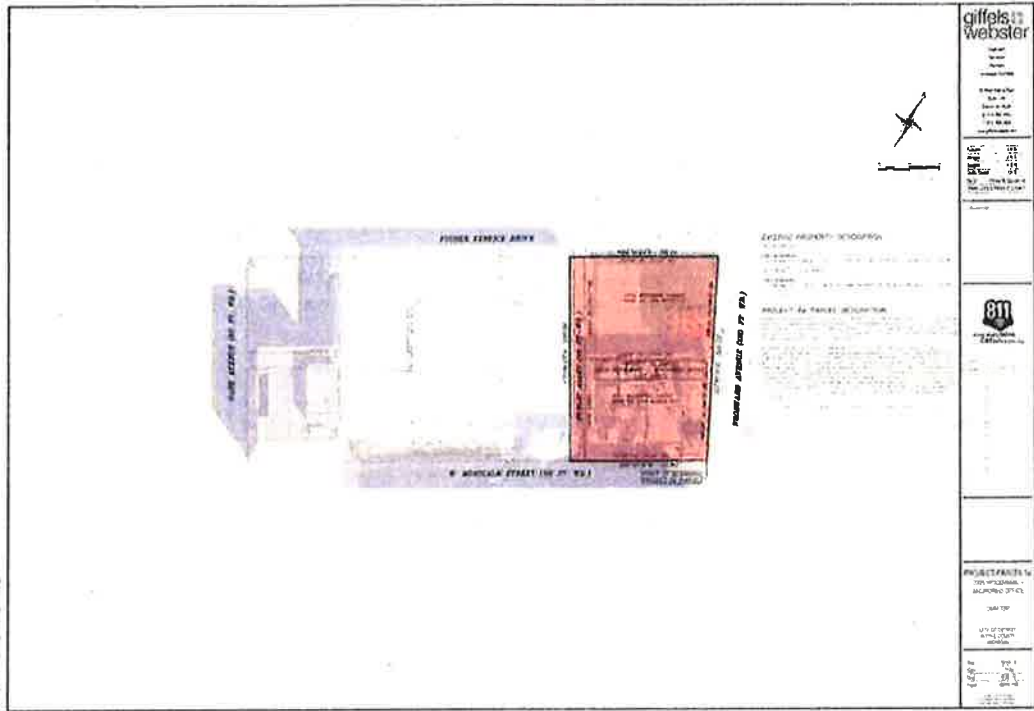
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 45, SAID POINT ALSO BEING AT THE INTERSECTION OF THE WESTERLY LINE OF WOODWARD AVENUE (120 FEET WIDE) AND THE NORTHERLY LINE OF MONTCALM STREET (50 FEET WIDE); THENCE SOUTH 58 DEGREES 58 MINUTES 19 SECONDS WEST, 135.94 FEET ALONG SAID NORTHERLY LINE TO A POINT ON THE WESTERLY LINE OF A 15 FOOT WIDE PUBLIC ALLEY; THENCE NORTH 31 DEGREES 09 MINUTES 23 SECONDS WEST, 200.08 FEET ALONG SAID EASTERLY LINE TO A POINT ON THE SOUTHERLY LINE OF THE FISHER FREEWAY SERVICE DRIVE (VARIABLE WIDTH); THENCE NORTH 59 DEGREES 00 MINUTES 23 SECONDS EAST, 148.04 FEET ALONG SAID NORTH LINE TO A POINT ON THE WESTERLY LINE OF WOODWARD AVENUE (120 FEET WIDE), SAID POINT BEING AT THE NORTHEAST CORNER OF SAID LOT 48; THENCE SOUTH 27 DEGREES 41 MINUTES 31 SECONDS EAST, 200.33 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING AND CONTAINING 0.65 ACRES.

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



**OLYMPIA**  
DEVELOPMENT  
OF MICHIGAN

**THE  
DISTRICT  
DETROIT**





**2210 Park Avenue**

**EXISTING PIN AND LEGAL DESCRIPTION FOR EXISTING PIN:**

<b>Project Type</b>	<b>Parcel Address</b>	<b>Controlling Affiliate</b>	<b>PIN</b>	<b>GIS Legal Description</b>
<b>Project 10</b> 2210 Park – Detroit Life – Mixed-Use (Residential + Retail)	2210 Park	Detroit Life Building, LLC	<b>2000447</b>	S COLUMBIA 35 PLAT PT PARK LOTS L7 P27 CITY RECORDS, W C R 2/71 40 X 90

**PROJECT 10 LEGAL DESCRIPTION**

A PARCEL OF LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING LOT 50 OF THE PLAT OF PARK LOTS 84, 85 AND 86, ACCORDING TO THE PLAT AS RECORDED IN LIBER 7 PAGE 27 OF DEEDS, WAYNE COUNTY RECORDS, ALSO INCLUDING THE NORTH 25 FEET OF VACATED COLUMBIA STREET (50 FEET WIDE) LYING SOUTH OF SAID LOT 50, ALL BEING MORE PARTICULARLY DESCRIBED AS:

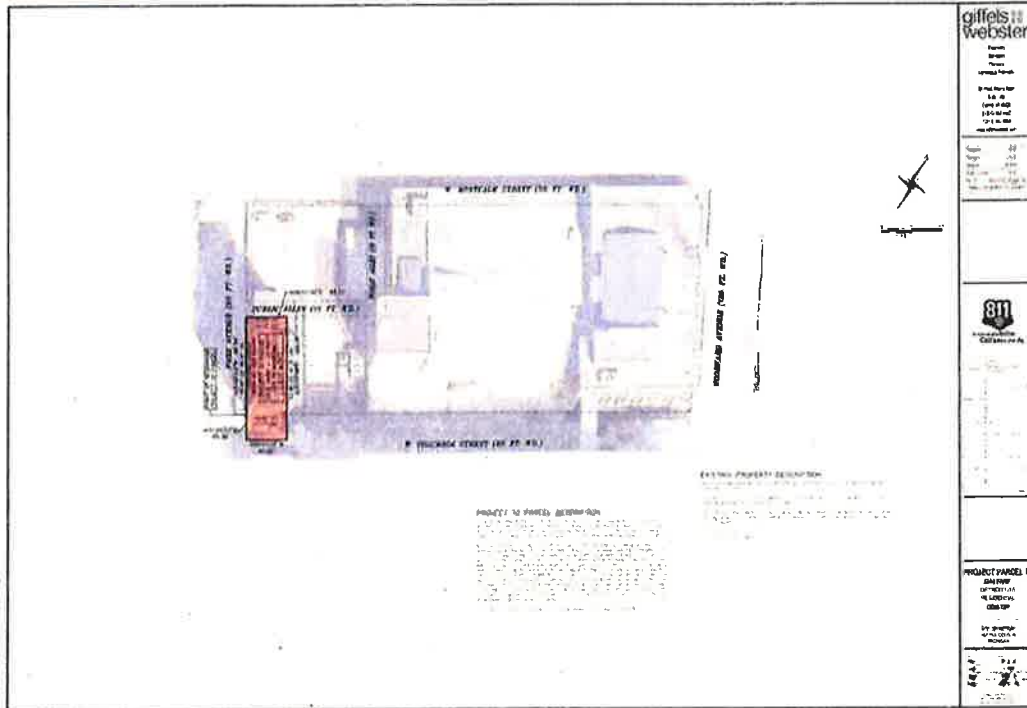
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 50, SAID POINT ALSO BEING AT THE INTERSECTION OF THE WESTERLY LINE OF PARK AVENUE (60 FEET WIDE) AND THE NORTHERLY LINE OF VACATED COLUMBIA STREET (50 FEET WIDE); THENCE NORTH 31 DEGREES 08 MINUTES 23 SECONDS WEST, 95.34 FEET ALONG SAID WESTERLY LINE TO A POINT ON THE SOUTHERLY LINE OF A 15 FOOT WIDE PUBLIC ALLEY; THENCE NORTH 58 DEGREES 53 MINUTES 50 SECONDS EAST, 40.13 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON A LINE COMMON TO SAID LOT 50 AND LOT 49 OF SAID PLAT; THENCE SOUTH 31 DEGREES 05 MINUTES 40 SECONDS EAST, 120.36 FEET ALONG SAID COMMON LINE AND ITS EXSTENTION THEREOF TO A POINT AT THE CENTERLINE OF VACATED COLUMBIA STREET (50 FEET WIDE); THENCE SOUTH 58 DEGREES 55 MINUTES 26 SECONDS WEST, 40.04 FEET ALONG SAID CENTERLINE TO A POINT ON THE EASTERLY LINE OF PARK AVENUE (60 FEET WIDE); THENCE NORTH 31 DEGREES 08 MINUTES 23 SECONDS WEST, 25.00 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING AND CONTAINING 0.11 ACRES.

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



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# THE DISTRICT DETROIT





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

**Project 1 – 2200 Woodward Office:**

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!

**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!





**Project 3 – 2211 Woodward Fox Hotel:**

2211 Woodward, Unit 2, Parcel 02001861.002

**Parcel ID: 02001861.002 - 2211 WOODWARD AVENUE 2**

**2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02001861.002**

**Parcel ID:** 02001861.002  
**Owner Name:** OLYMPIA OFFICE BUILDING, LLC  
**Property Address:** 2211 WOODWARD AVENUE 2  
**Total Tax Amount:** \$134,614.52  
**Administrative Fee:** \$1,234.72  
**Interest & Penalty:** \$0.00  
**Remaining Balance:** \$67,307.26

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

2211 Woodward, Unit 3, Parcel 02001861.003L

**Parcel ID: 01000522-56 - 50 E FISHER**

**2022 Summer Current Property Tax - City of Detroit - Parcel ID: 01000522-56**

**Parcel ID:** 01000522-56  
**Owner Name:** ST JOHNS EPISCOPAL CHURCH  
**Property Address:** 50 E FISHER  
**Total Tax Amount:** \$13,782.37  
**Administrative Fee:** \$99.42  
**Interest & Penalty:** \$0.00  
**Remaining Balance:** \$6,841.18

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

**Project 4 – 2300 Woodward Office:**

Part of existing 131 W. Montcalm, Parcel 01000339-477

**Parcel ID: 01000339-477 - 131 E MONTCALM**

**2022 Summer Current Property Tax - City of Detroit - Parcel ID: 01000339-477**

**Parcel ID:** 01000339-477  
**Owner Name:** DETROIT/WAYNE STADIUM AUTHORITY  
**Property Address:** 131 E MONTCALM  
**Total Tax Amount:** \$0.00  
**Remaining Balance:** \$0.00

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

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



Part of existing 50 E. Fisher, Parcel 01000522-56

**Parcel ID: 01000522-56 - 50 E FISHER**

**2022 Summer Current Property Tax - City of Detroit - Parcel ID: 01000522-56**

**Parcel ID:** 01000522-56  
**Owner Name:** ST JOHNS EPISCOPAL CHURCH  
**Property Address:** 50 E FISHER  
**Total Tax Amount:** \$13,782.37  
**Administrative Fee:** \$99.42  
**Interest & Penalty:** \$0.00  
**Remaining Balance:** \$6,841.18

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

**Project 5A – 2305 Woodward Office:**

2301 Woodward, Parcel 02001859-60

**Parcel ID: 02001859-60 - 2301 WOODWARD AVENUE**

**2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02001859-60**

**Parcel ID:** 02001859-60  
**Owner Name:** OLYMPIA ENTERTAINMENT INC  
**Property Address:** 2301 WOODWARD AVENUE  
**Total Tax Amount:** \$109,412.22  
**Administrative Fee:** \$1,000.20  
**Interest & Penalty:** \$0.00  
**Remaining Balance:** \$54,706.11

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

2305 Woodward, Parcel 02001857-8

**2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02001857-8**

**Parcel ID:** 02001857-8  
**Owner Name:** OLYMPIA ENTERTAINMENT INC  
**Property Address:** 2305 WOODWARD AVENUE  
**Total Tax Amount:** \$7,522.15  
**Administrative Fee:** \$66.31  
**Interest & Penalty:** \$0.00  
**Remaining Balance:** \$3,761.07

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



**THE  
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DETROIT**

**Project 10 – 2210 Park Residential:**

2210 Park, Parcel 02000447

**2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000447.**

**Parcel ID:** 02000447.  
**Owner Name:** OLYMPIA ENTERTAINMENT INC  
**Property Address:** 2210 PARK  
**Total Tax Amount:** \$4,895.80  
**Administrative Fee:** \$17.65  
**Interest & Penalty:** \$0.00  
**Remaining Balance:** \$2,447.90

<a href="#">Make payment</a>	<a href="#">Remove payment</a>
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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 13, 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 – **2200 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 **2200 Woodward** in the **Central Business District 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 nine parcels with varying current use, including a vacant office building, restaurant, and parking. The developer has six projects planned for the area:

- 1) A high-rise office tower above ground floor retail on the south half of the vacant property (**2200 Woodward Avenue**), which is projected to be approximately 702,600 gross square feet (“GSF”), with 28,000 GSF of retail space, 492,900 GSF of office space and 181,700 GSF of underground parking (298 spaces).
- 2) A high-rise residential tower above ground floor retail on the north half of the vacant property (**2250 Woodward Avenue**) 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).
- 3) The conversion and adaptive reuse of the office tower surrounding the historic Fox Theatre (a commercial building older than 15 years) to hotel use (**2211 Woodward Avenue**) is also proposed. The Fox Hotel Project is projected to contain 13,322 GSF of retail and 194,028 GSF of hotel, with approximately 177 hotel rooms.



Commercial Rehabilitation District  
2200 Woodward Ave  
Page 2

- 4) A mid-rise office tower with ground floor retail (**2300 Woodward Avenue**). This building is projected to contain approximately 149,500 GSF comprised of 18,400 GSF of retail space and 131,100 GSF of office space.
- 5) A flexible site/high-rise office tower building is proposed to replace a restaurant, theater, and related outdoor dining area (**2305 Woodward Avenue**). The building is projected to contain 556,000 GSF consisting of 10,050 GSF of retail space and 545,950 GSF of office space.
- 6) The conversion of the historic Detroit Life Building to market-rate apartments over ground floor retail (**2210 Park Avenue**) is proposed. The rehabilitated building is projected to contain approximately 44,308 GSF, with 3,000 GSF of retail space and with 16 market rate residential units spread over 41,308 GSF of residential.

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.

A review of project details and applicable statutes indicated that the proposed Commercial Rehabilitation District located at **2200 Woodward** in the **Central Business 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, Board of Assessors



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

Commercial Rehabilitation District  
2200 Woodward Ave  
Page 3

Parcel ID	Property Address	Owner	Legal Description
01000339-477	131 E MONTCALM	DETROIT/WAYNE STADIUM AUTHORITY	N E MONTCALM 218 THRU 197PLAT OF WILLIAMS PARK LOTS 1,2,3 & 4 L1 P39 PLATS W C R 1/26 PT OF 2 3&4BRUSH SUB OF PARK LOT 5 L45 P121 DEEDS W C R 1/29 ALL DESC AS BEG AT SW COR SD LOT218 TH N 30D 23M 43S W 114.10 FT TH N 59D 46M 54S E 105 FT TH S 30D 23M 43S E 50 FT TH N 59D 46M 54S E 55 FT TH N 30D 23M 43S W 62.34 FT TH N 59D 46M 54S E 50 FTTH N 30D 23M 43S W 106 FT TO S LINE FISHER FWY TH N 60D 05M 47S E 360 FT ALG SD S LINE TO W LINE JOHN R ST 60 FT WD TH S 30D 23M 43S E 230.46 FT ALG SD W LINE TO N LINE MONTCALM ST 50 FT WD TH S 59D 46M 54S W 569.98 FT ALG SD N LINE TO P O B 1/--- 105,145 SQ FT
01000522-56	50 E FISHER	ST JOHNS EPISCOPAL CHURCH	S FISHER FWY E N 102.37 FT OF E 50 FT OF LOT 2 W 55 FT OF E 105 FT OF LOT 2 W 105 FT OF N 127 FT OF LOT 2ALL TH ABOVE EXC VERNOR AVE & FISHER FWY SERVICE DR AS OP & WD 1EXC PT TAKEN FOR H P BALDWINS SUB(L15 P51/2 PLATS,WCR) ALSO EXC WOODWARD AVE & VERNOR AVE & FISHER FWY SERVICE DR AS OP & WD BRUSH SUB L45 P121 DEEDS, WCR 1/29 1 THRU 6H P BALDWINS SUB L15 P51/2 PLATS, WCR 1/139 E 15.30 FT OF 221 ALL OF LOTS 220 & 219WILLIAMS PARK LOTS 1,2,3, & 4 L1 P39 PLATS, WCR 1/26 322.02 IRREG



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

COLEMAN A. YOUNG MUNICIPAL CENTER  
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PHONE: 313•224•3011  
FAX: 313•224•9400

01004142-54	2200 WOODWARD AVENUE	DETROIT/WAYNE STADIUM AUTHORITY	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 TO N LINE ELIZABETH ST 60 FTWD TH S 59D 52M 23S W 318.99 FT ALG SD N LINE TO P O B 1/26 139,929 SQ FT
02000447.	2210 PARK	OLYMPIA ENTERTAINMENT INC	N COLUMBIA 50 PLAT PT PARK LOTS L7 P27 CITY RECORDS, W C R 2/71 40 X 95.42
02000448-9	66 W COLUMBIA	OLYMPIA ENTERTAINMENT INC	N COLUMBIA W 49 & 48 EXC ALLEY AS OP PLAT OF PARK LOTS 84,85&86 L7 P27 CITY RECORDS, W C R 2/71 80 X 94.57
02001857-8	2305 WOODWARD AVENUE	OLYMPIA ENTERTAINMENT INC	W WOODWARD 48 & 47LOTHROPS SUB L39 P430 DEEDS, W C R 2/46 13,037 SQ FT
02001859-60	2301 WOODWARD AVENUE	OLYMPIA ENTERTAINMENT INC	W WOODWARD 46-45 LOTHROPS SUB L39 P430 DEEDS, W C R 2/46 100.24 IRREG
02001861.002	2211 WOODWARD AVENUE 2	OLYMPIA OFFICE BUILDING, LLC	W WOODWARD UNIT 2 FOX CENTER WAYNE COUNTY CONDOMINIUM SUB PLAN NO 563 L32434 P164-231 DEEDS, W C R 2/188 25.00%
02001861.003L	2211 WOODWARD AVENUE 3	OLYMPIA ENTERTAINMENT INC	W WOODWARD UNIT 3 FOX CENTER WAYNE COUNTY CONDOMINIUM SUB PLAN NO 563 L32434 P164-231 DEEDS, W C R 2/188 5.00%

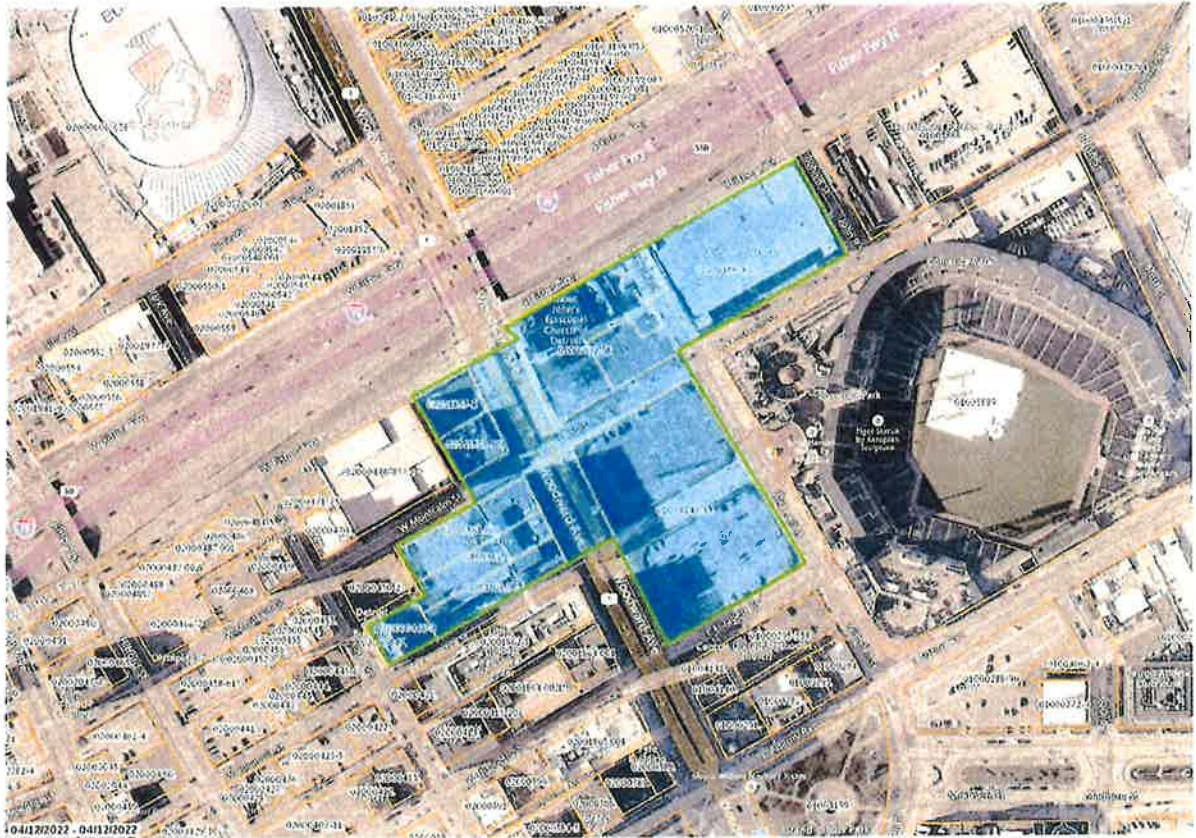




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Commercial Rehabilitation District  
2200 Woodward Ave  
Page 5







TO: Justus Cook, Housing and Revitalization  
FROM: Shelby Holmes, Planning and Development  
RE: Master Plan Interpretation for **Commercial Rehabilitation District** (PA 210) for 2200 Woodward Avenue, 2250 Woodward Avenue, 2211 Woodward Avenue, 2300 Woodward Avenue, 2305 Woodward Avenue, and 2210 Park Avenue Detroit, MI 48201 (Associated to Petition # 2023-003)  
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:** 2200 Woodward Avenue, 2250 Woodward Avenue, 2211 Woodward Avenue, 2300 Woodward Avenue, 2305 Woodward Avenue, and 2210 Park Avenue Detroit, MI 48201. The proposed project will be three new construction buildings and 2 conversion and adaptive reuses of buildings.

The first is a new construction high-rise office tower above ground floor retail on the south half of the vacant property (2200 Woodward Avenue), which is projected to be approximately 702,600 gross square feet ("GSF"), with 28,000 GSF of retail space, 492,900 GSF of office space and 181,700 GSF of underground parking (298 spaces).

The second is a new construction high-rise residential tower above ground floor retail on the north half of the vacant property (2250 Woodward Avenue) 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).

The conversion and adaptive reuse of the office tower surrounding the historic Fox Theatre (a commercial building older than 15 years) to hotel use (2211 Woodward Avenue) is also proposed. The Fox Hotel Project is projected to contain 13,322 GSF of retail and 194,028 GSF of hotel, with approximately 177 hotel rooms.

A third new construction building is proposed for the vacant property south of St. John's Church and west of the D Garage that has been used as commercial property for the immediately preceding 15 years (surface parking lots), and is proposed to be replaced by a mid-rise office tower with ground floor retail (2300 Woodward Avenue). This building is projected to contain approximately 149,500 GSF comprised of 18,400 GSF of retail space and 131,100 GSF of office space.

A fourth new construction flexible site/high-rise office tower building is proposed to replace a commercial property building that is more than 15 years old (currently a restaurant, theater and related



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outdoor dining area) (2305 Woodward Avenue). The building is projected to contain 556,000 GSF consisting of 10,050 GSF of retail space and 545,950 GSF of office space.

Finally, the conversion of the historic Detroit Life Building, a building previously used for commercial purposes, to market-rate apartments over ground floor retail (2210 Park Avenue) is proposed. The rehabilitated building is projected to contain approximately 44,308 GSF, with 3,000 GSF of retail space and with 16 market rate residential units spread over 41,308 GSF of residential.

**Current Master Plan (MP) & Zoning:** MP Classification – Special Commercial (CS)

Zoning – Major Business District (B5)

This project is located in a local historic district

#### **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 Central Business District neighborhood describe the following recommendations:

- GOAL 2: Conversion of obsolete industrial and commercial buildings
- Policy 2.1: Throughout the Central Business District, and especially along Woodward and Washington Boulevard, convert upper stories of existing buildings to residential uses

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