

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Andre P. Gilbert II
Deputy City Clerk

December 10, 2021

Honorable City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**Re: Application for Neighborhood Enterprise Zone Certificate for
Rivard Lafayette Park**

Dear Council Members:

On October 21, 1992, your Honorable Body established Neighborhood Enterprise Zones. I am in receipt of one (1) application for a Neighborhood Enterprise Zone Certificate. **THIS APPLICATION HAVE BEEN REVIEWED AND RECOMMENDED FOR APPROVAL BY THE CITY PLANNING COMMISSION, A COPY OF WHICH IS ATTACHED.** Therefore, the attached Resolution, if adopted by your Honorable Body, will approve this application.

Respectfully submitted,



Andre P. Gilbert, II
Deputy City Clerk

APG:aj
Enc.

Resolution

By Council Member _____

WHEREAS, Michigan Public Act 147 of 1992 allows the local legislative body to establish Neighborhood Enterprise Zones for the purpose of providing exemption from as valorem property taxes, and the imposition of specific property tax in lieu of as valorem taxes; and

WHEREAS, The Detroit City Council has established a Neighborhood Enterprise Zone for the following area, in the manner required by and pursuant to Public Act 147 of 1992.

NOW, THEREFORE, BE IT RESOLVED, That the City Council approve the following address for receipt of Neighborhood Enterprise Zone Certificate for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Rivard Lafayette Park	1400 Chrysler	07-0271

Lauren Hood, MCD
Chairperson
Donovan Smith
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City of Detroit
CITY PLANNING COMMISSION
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December 9, 2021

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the construction of 102 apartment units at 1400 Chrysler in the Rivard Lafayette Park Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

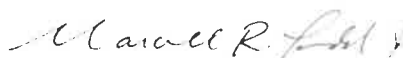
The City Planning Commission (CPC) via the City Clerk's office received applications requesting Neighborhood Enterprise Zone (NEZ) certificates for the construction of a 102 apartments at 1400 Chrysler. The property, which is presently vacant, is generally located between the Chrysler Drive and Rivard Avenue south of Antietam Avenue – the site of the former WSU Pharmacy School.

Lafayette Acquisition Partners, LLC is the developer for the project. In 2018, the project was deemed a Tier I project under Detroit's Community Benefits Ordinance (CBO). The developer and the Neighborhood Advisory Council participated in the CBO process. The overall project includes the construction of three multi-family buildings with a total of 230 apartments, with 20% of the units set aside as affordable within 80% of Area Median Income. Additionally, the project will include three 5-story buildings with 88 condominiums. Below is a site plan of the overall development. This NEZ request is for 102 of the apartments.

The subject property has been confirmed as being within the boundaries of the Rivard Lafayette Park NEZ which was established by a vote of Council on September 14, 2021. The NEZ Act (Act 147 of 1992) requires that NEZ certificate applications be filed before a building permit is issued. The petitioner submitted the certificate application dated October 21, 2021 to the City Clerk's office; CPC staff understands a building permit was issued December 6, 2021.

CPC staff has reviewed the application and recommends approval. The City Clerk's office is submitting a resolution for approval. Please contact our office should you have any questions.

Respectfully submitted,


Marcell R. Todd, Jr., Director CPC
Christopher J. Gulock, AICP, Planner CPC

cc: Angela Jones, City Clerk

