

# City of Detroit

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**Marcell R. Todd, Jr.**  
Director

**Christopher Gulock, AICP**  
Deputy Director

**CITY PLANNING COMMISSION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
e-mail: [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)

**Adrian-Keith Bennett**  
**Kenneth R. Daniels**  
**David Esparza, AIA, LEED**  
**Ritchie Harrison**  
**Gwendolyn A. Lewis, MBA**  
**Frederick E. Russell, Jr.**

October 10, 2025

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Applications for 96 newly built condominium units within the new Hudson's tower within the Rosko Development Company LLC Neighborhood Enterprise Zone (NEZ) (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received 96 applications requesting Neighborhood Enterprise Zone (NEZ) certificates for 96 new condominiums being built within the new Hudson's tower at 1208 Woodward Avenue.

The petitioner for the certificates is Woodward Avenue Condominium LLC, an affiliate of 1208 Woodward LLC and Bedrock. The petitioner is proposing 96 new condominium units on floors 26 through 45 of the tower. The condominium units will have a variety of sizes with an average of 1,667 square feet and an expected cost of \$1,000 per square foot. The following is a breakdown of the range of bedroom types:

- 1 BR - 14 units
- 2 BR - 56 units
- 3 BR - 21 units
- 4 BR - 5 units
- TOTAL: 96 units

Regarding affordability, this particular project will have no affordable units; however, the petitioner indicates Bedrock's Affordable Housing Agreement with the City commits 20% of residential units in Bedrock's portfolio as affordable units with rents at 80% AMI or below. As a result, City Council's approval of the requested 96 Hudson's NEZ Certificates would trigger an affordable housing commitment for 30% of the residential units in Bedrock's portfolio to be affordable units at 60% AMI or below.

Regarding parking, the petitioner indicates that each residential unit will have a dedicated parking space in the tower's underground parking structure at no additional cost.

Regarding accessibility features, the petitioner indicates the building, which will include both a hotel and residential condo units, is compliant with all accessibility features required by law. Specifically, the building includes, but is not limited to, the following accessibility features:

- required number of accessible parking spaces,
- pedestal mounted ADA door actuators at appropriate ingress/egress points,
- accessible restrooms and changing rooms,

- accessible routes and maneuvering clearances,
- an ADA compliant pool lift, laundry equipment in designated accessible units, and
- all other features necessary to comply with accessibility requirements.

The NEZ Act (Act 147 of 1992) states the applications must be filed before a building permit is issued or not more than 6 months after the date of the issuance of a building permit for the facility. The petitioner indicates the NEZ certificate applications were originally filed October 24, 2018, prior to the application for the building permit on May 29, 2019. CPC staff understand that the preliminary applications in 2018 were a placeholder, because the developer was then in the process of determining whether to create condominium units versus apartments. The Office of the Assessors held the applications as pending until the condo documents that established the individual units were in place.

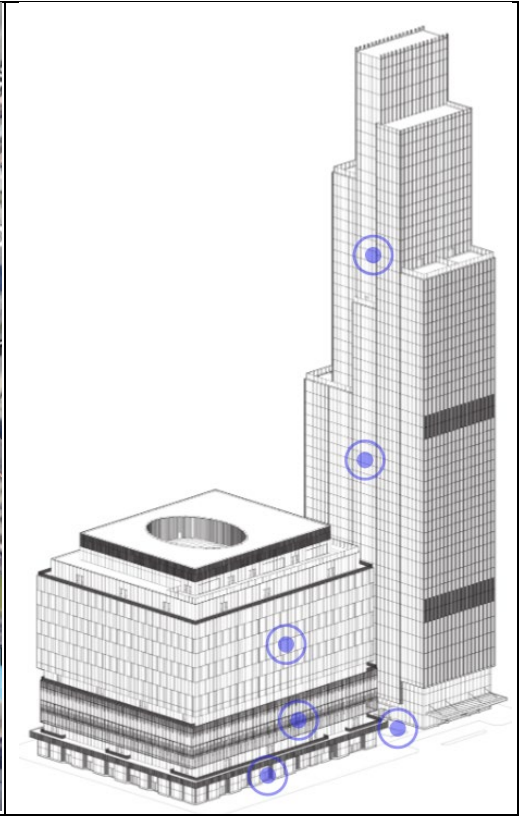
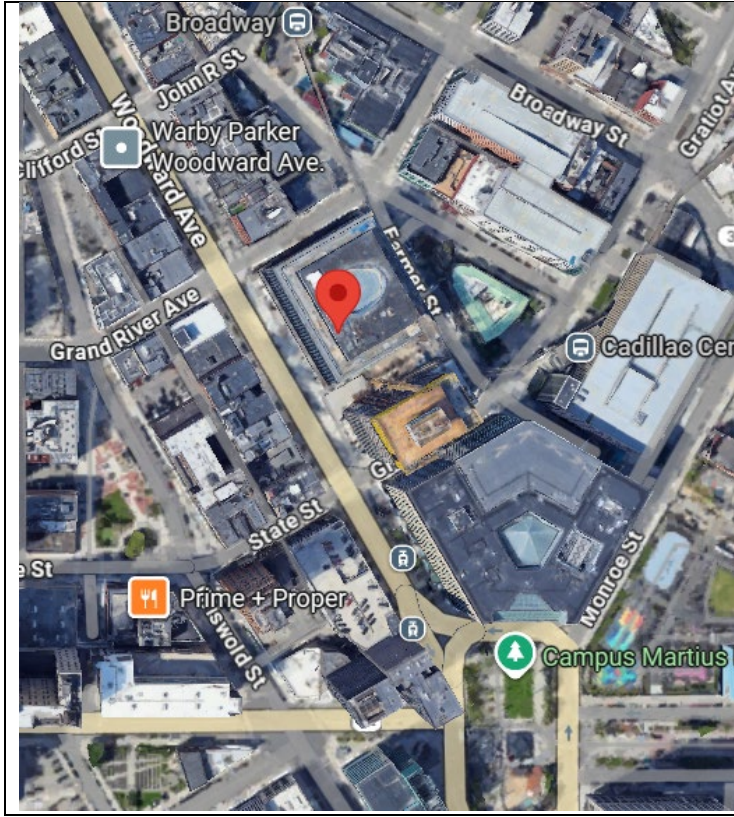
The subject property has been confirmed as being within the boundaries of the Rosko Development Company LLC NEZ which was established by a vote of City Council in November 2017. CPC staff has reviewed the applications and recommends approval. A resolution is attached for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC  
Christopher J. Gulock, Deputy Director CPC

cc: Janice Winfrey, City Clerk  
Angela Jones, City Clerk



# 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 ad valorem property taxes, and the imposition of specific tax in lieu of ad 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 Detroit City Council approves the submission of the applications to the State Tax Commission, and, if applicable, the City Council concurs with the issuance of the certificate if the applications were filed not more than 6 months after the date of the issuance of a building permit for the facility.

**BE IT FINALLY RESOLVED**, That the Detroit City Council approve the following for receipt of a Neighborhood Enterprise Zone Certificate for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Rosko Development Co LLC	1208 Woodward, Unit 1	25-066
Rosko Development Co LLC	1208 Woodward, Unit 2	25-067
Rosko Development Co LLC	1208 Woodward, Unit 3	25-068
Rosko Development Co LLC	1208 Woodward, Unit 4	25-069
Rosko Development Co LLC	1208 Woodward, Unit 5	25-070
Rosko Development Co LLC	1208 Woodward, Unit 6	25-071
Rosko Development Co LLC	1208 Woodward, Unit 7	25-072
Rosko Development Co LLC	1208 Woodward, Unit 8	25-073
Rosko Development Co LLC	1208 Woodward, Unit 9	25-074
Rosko Development Co LLC	1208 Woodward, Unit 10	25-075
Rosko Development Co LLC	1208 Woodward, Unit 11	25-076
Rosko Development Co LLC	1208 Woodward, Unit 12	25-077
Rosko Development Co LLC	1208 Woodward, Unit 13	25-078
Rosko Development Co LLC	1208 Woodward, Unit 14	25-079
Rosko Development Co LLC	1208 Woodward, Unit 15	25-080
Rosko Development Co LLC	1208 Woodward, Unit 16	25-081
Rosko Development Co LLC	1208 Woodward, Unit 17	25-082
Rosko Development Co LLC	1208 Woodward, Unit 18	25-083
Rosko Development Co LLC	1208 Woodward, Unit 19	25-084
Rosko Development Co LLC	1208 Woodward, Unit 20	25-085
Rosko Development Co LLC	1208 Woodward, Unit 21	25-086
Rosko Development Co LLC	1208 Woodward, Unit 22	25-087
Rosko Development Co LLC	1208 Woodward, Unit 23	25-088
Rosko Development Co LLC	1208 Woodward, Unit 24	25-089
Rosko Development Co LLC	1208 Woodward, Unit 25	25-090
Rosko Development Co LLC	1208 Woodward, Unit 26	25-091
Rosko Development Co LLC	1208 Woodward, Unit 27	25-092
Rosko Development Co LLC	1208 Woodward, Unit 28	25-093



Rosko Development Co LLC	1208 Woodward, Unit 79	25-144
Rosko Development Co LLC	1208 Woodward, Unit 80	25-145
Rosko Development Co LLC	1208 Woodward, Unit 81	25-146
Rosko Development Co LLC	1208 Woodward, Unit 82	25-147
Rosko Development Co LLC	1208 Woodward, Unit 83	25-148
Rosko Development Co LLC	1208 Woodward, Unit 84	25-149
Rosko Development Co LLC	1208 Woodward, Unit 85	25-150
Rosko Development Co LLC	1208 Woodward, Unit 86	25-151
Rosko Development Co LLC	1208 Woodward, Unit 87	25-152
Rosko Development Co LLC	1208 Woodward, Unit 88	25-153
Rosko Development Co LLC	1208 Woodward, Unit 89	25-154
Rosko Development Co LLC	1208 Woodward, Unit 90	25-155
Rosko Development Co LLC	1208 Woodward, Unit 91	25-156
Rosko Development Co LLC	1208 Woodward, Unit 92	25-157
Rosko Development Co LLC	1208 Woodward, Unit 93	25-158
Rosko Development Co LLC	1208 Woodward, Unit 94	25-159
Rosko Development Co LLC	1208 Woodward, Unit 95	25-160
Rosko Development Co LLC	1208 Woodward, Unit 96	25-161