

Janice M. Winfrey  
City Clerk

**City of Detroit**  
OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

**DEPARTMENT PETITION REFERENCE COMMUNICATION**

*To: The Department or Commission Listed Below*

*From: Janice M Winfrey, Detroit City Clerk*

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The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

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Petition No.	2022-72
Name of Petitioner	Greatwater Opportunity Capital, LLC
Description of Petition	Request for the Establishment of Neighborhood Enterprise Zone - New and Rehabilitated (NEZ-NR) – 3740 2nd Ave, 504 Brainard, 496 Brainard (8484 Brainard, LLC)
Type of Petition	Tax Abatement
Submission Date	02/28/2022
Concerned Departments	Finance Department, Planning and Development Department, Housing and Revitalization Department, Legislative Policy Division, City Planning Commission
Petitioner Contact	Andi McIntosh Greatwater Opportunity Capital, LLC 6001 Cass Ave. Detroit, MI 48202 313-404-7661 info@greatwater.us

# GREATWATER

OPPORTUNITY CAPITAL

*By E-Mail*

Monday, February 28, 2022

Office of Detroit City Clerk  
2 Woodward Avenue  
Coleman A. Young Municipal Center  
Suite 200  
Detroit, MI 48226

**Re: Request for Establishment of Neighborhood Enterprise Zone - New and Rehabilitated (NEZ-NR) – 3740 2<sup>nd</sup> Ave, 504 Brainard, 496 Brainard (8484 Brainard, LLC)**

Dear City Council:

On behalf of 8484 Brainard, LLC, a Delaware limited liability company (the “Applicant”), please accept this letter as a request to establish a Neighborhood Enterprise Zone – New and Rehabilitated (NEZ-NR) pursuant to MCL 207.771 for the parcels of property described in Attachment A and depicted in Attachment B.

The Applicant proposes to construct a four-story, mixed-use building with approximately 3,000 square feet of street-level commercial space, 57 apartment units, and 44 parking spaces on three land parcels in the Midtown area. These parcels include 3740 2<sup>nd</sup> Avenue, 504 Brainard Street, and 496 Brainard Street.

Upon completion of the new facility and issuance of a Neighborhood Enterprise Zone certificate for the property, twenty percent (20%) of the apartments will be offered at rent rates considered affordable to those with income not greater than eighty percent (80%) of the Area Median Income for the Detroit-Warren-Livonia MSA.

Each apartment in the mixed-use building is considered a “New Facility” pursuant to the Neighborhood Enterprise Zone Act, thereby satisfying the requirement of MCL 207.773 that the zone include ten or more “Facilities” for the establishment of a neighborhood enterprise zone in a “qualified downtown revitalization district”. The general area, including the many nearby businesses, is an area “zoned and primarily used for business” and therefore the proposed zone is located in a “qualified downtown revitalization district” (MCL 207.772(k)).

Thank you for your attention to this matter.

Sincerely,

Andi R. McIntosh  
Greatwater Opportunity Capital, LLC

# GREATWATER

OPPORTUNITY CAPITAL

## Attachment A

<u>Parcel Tax ID Numbers</u>	<u>Addresses</u>	<u>Owner</u>
02002351-2	3740 2 <sup>nd</sup> Avenue	8484 Brainard, LLC
02000773	504 Brainard Street	8484 Brainard, LLC
02000774	496 Brainard Street	8484 Brainard, LLC

### Legal Descriptions

#### **3740 2<sup>nd</sup> Avenue**

Land in the City of Detroit, County of Wayne, State of Michigan, described as follows:

E SECOND BLVD N 70 FT 17-18 BLK 91--SUB PT CASS FARM L1 P175-7 PLATS, W C R 2/103 70 X 99.8

Commonly known as: 3740 2<sup>nd</sup> Ave, Detroit, Michigan 48201

Tax Parcel Number: 02002351-2

#### **504 Brainard Street**

Land in the City of Detroit, County of Wayne, State of Michigan, described as follows:

N BRAINARD S 120 FT 17 BLK 91--SUB PT CASS FARM L1 P175-6 PLATS, W C R 2/103 49.8 X 120

Commonly known as: 504 Brainard Street, Detroit, Michigan 48201

Tax Parcel Number: 02000773

#### **496 Brainard Street**

Land in the City of Detroit, County of Wayne, State of Michigan, described as follows:

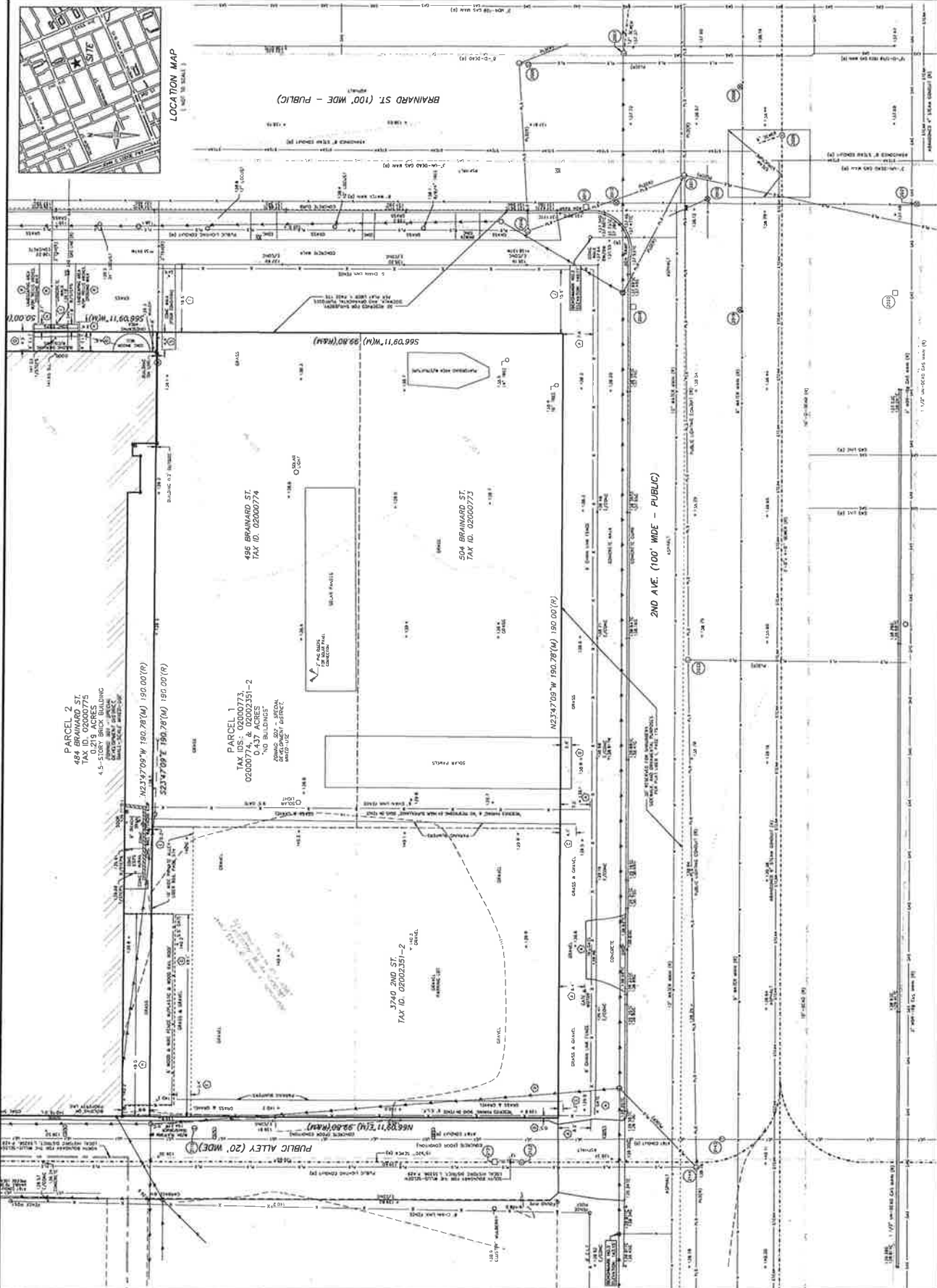
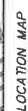
N BRAINARD S 120 FT 18 BLK 91--SUB PT CASS FARM L1 P175-6 PLATS, W C R 2/103 50 X 120

Commonly known as: 496 Brainard Street, Detroit, Michigan 48201

Tax Parcel Number: 02000774

## **Attachment B**

### **Survey of Parcels**







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

May 10, 2022

Katy Trudeau, Deputy Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

RE: **Neighborhood Enterprise Zone – Second/Brainard**  
**Property Address: 3740 Second, 504 Brainard, 496 Brainard**  
**Parcel ID: 02002351-2, 02000773., 02000774.**  
**8484 Brainard LLC**

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed **Second/Brainard Neighborhood Enterprise Zone**, located at 3740 Second, 504 Brainard, and 496 Brainard, submitted by **8484 Brainard LLC** for the neighborhood located in the **Midtown** area of Detroit.

The rationale for creating NEZ projects under PA 147 of 1992, as amended, must be based on the anticipation of market value added to the neighborhood upon completion of new construction and/or significant rehabilitation of existing housing stock.

The proposed area consists of three vacant land parcels. The owner intends to develop the property to construct a four-story mixed-use structure with first-floor retail, 57 apartments units, and 44 parking spaces. The current True Cash Value of the proposed area is \$923,059 and contains approximately 0.435 acres of land. The True Cash Value of this area would be expected to increase due to the new construction of this project.

Per MCL 207.772 Sec 2 (g) "New facility" means 1 or both of the following:

- (i) A new structure or a portion of a new structure that has as its primary purpose residential housing consisting of 1 or 2 units, 1 of which is or will be occupied by an owner as his or her principal residence. New facility includes a model home or a model condominium unit. New facility includes a new individual condominium unit, in a structure with 1 or more condominium units, that has as its primary purpose residential housing and that is or will be occupied by an owner as his or her principal residence. Except as provided in subparagraph (ii), new facility does not include apartments.
- (ii) A new structure or a portion of a new structure that meets all of the following: (A) Is rented or leased or is available for rent or lease. (B) Is a mixed use building or located in a mixed use building that contains retail business space on the street level floor. (C) Is located in a qualified downtown revitalization district.



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  
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Neighborhood Enterprise Zone  
Second/Brainard  
Page 2

Per MCL 207.773 Sec. 3. (1) The governing body of a local governmental unit by resolution may designate 1 or more neighborhood enterprise zones within that local governmental unit. Except as otherwise provided in this subsection, a neighborhood enterprise zone shall contain not less than 10 platted parcels of land. A neighborhood enterprise zone located in a qualified downtown revitalization district may contain less than 10 platted parcels if the platted parcels together contain 10 or more facilities. All the land within a neighborhood enterprise zone shall also be compact and contiguous. Contiguity is not broken by a road, right-of-way, or property purchased or taken under condemnation if the purchased or condemned property was a single parcel prior to the sale or condemnation.

Upon review, it has been determined that this proposed district located in the **Midtown area** is eligible for designation as a Neighborhood Enterprise Zone per PA 147 of 1992, 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

Neighborhood Enterprise Zone  
Second/Brainard  
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PARCEL ID: 02002351-2

PROPERTY ADDRESS: 3740 SECOND

OWNER NAME: 8484 BRAINARD LLC

LEGAL DESCRIPTION: E SECOND BLVD N 70 FT 17-18 BLK 91--SUB PT CASS FARM L1 P175-7 PLATS, W C R 2/103 70 X 99.8

PARCEL ID: 02000773.

PROPERTY ADDRESS: 504 BRAINARD

OWNER NAME: 8484 BRAINARD LLC

LEGAL DESCRIPTION: N BRAINARD S 120 FT 17 BLK 91--SUB PT CASS FARM L1 P175-6 PLATS, W C R 2/103 49.8 X 120

PARCEL ID: 02000774.

PROPERTY ADDRESS: 496 BRAINARD

OWNER NAME: 8484 BRAINARD LLC

LEGAL DESCRIPTION: N BRAINARD S 120 FT 18 BLK 91--SUB PT CASS FARM L1 P175-6 PLATS, W C R 2/103 50 X 120





CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 . TTY: 711  
(313) 224-1310  
WWW.DETROITMI.GOV

TO: Justus Cook, Housing and Revitalization  
FROM: Shelby Holmes, Planning and Development  
RE: Master Plan Interpretation for **Neighborhood Enterprise Zone** (PA 147) at 3740 2nd Avenue, 504 Brainard Street, and 496 Brainard Street, Detroit MI 48201. (Associated to Petition #2022-72)  
DATE: March 7, 2022  
CC: Katharine Trudeau, Deputy Director, Planning and Development  
Kevin Schronce, PDD Central, Planning and Development  
Karen Gage, PDD Zoning, Planning and Development

In order to ensure consistency with the City's Master Plan of Policies, pursuant to State of Michigan, Public Act 147 of 1992 (section 207.773), the Planning and Development Department's Planning Division submits the following interpretation for the proposed **establishment of Neighborhood Enterprise Zone (NEZ)**. The Petitioner is Greatwater Opportunity Capital, LLC

**Location and Project Proposal:** 3740 2nd Ave, 504 Brainard, 496 Brainard Detroit, MI 48201. The proposed project will be a four-story, mixed-use building with approximately 3,000 square feet of street-level commercial space, 57 apartment units, and 44 parking spaces

**Current Master Plan (MP) & Zoning:** MP Classification – Mixed Residential-Commercial (MRC). Zoning -Special Development District (SD2).

#### **Master Plan Interpretation**

The subject site area is designated **Mixed Residential-Commercial (MRC)**. Mixed Residential-Commercial areas consist primarily of high-density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city.

The following policies of the Lower Woodward neighborhood describe the following recommendations:

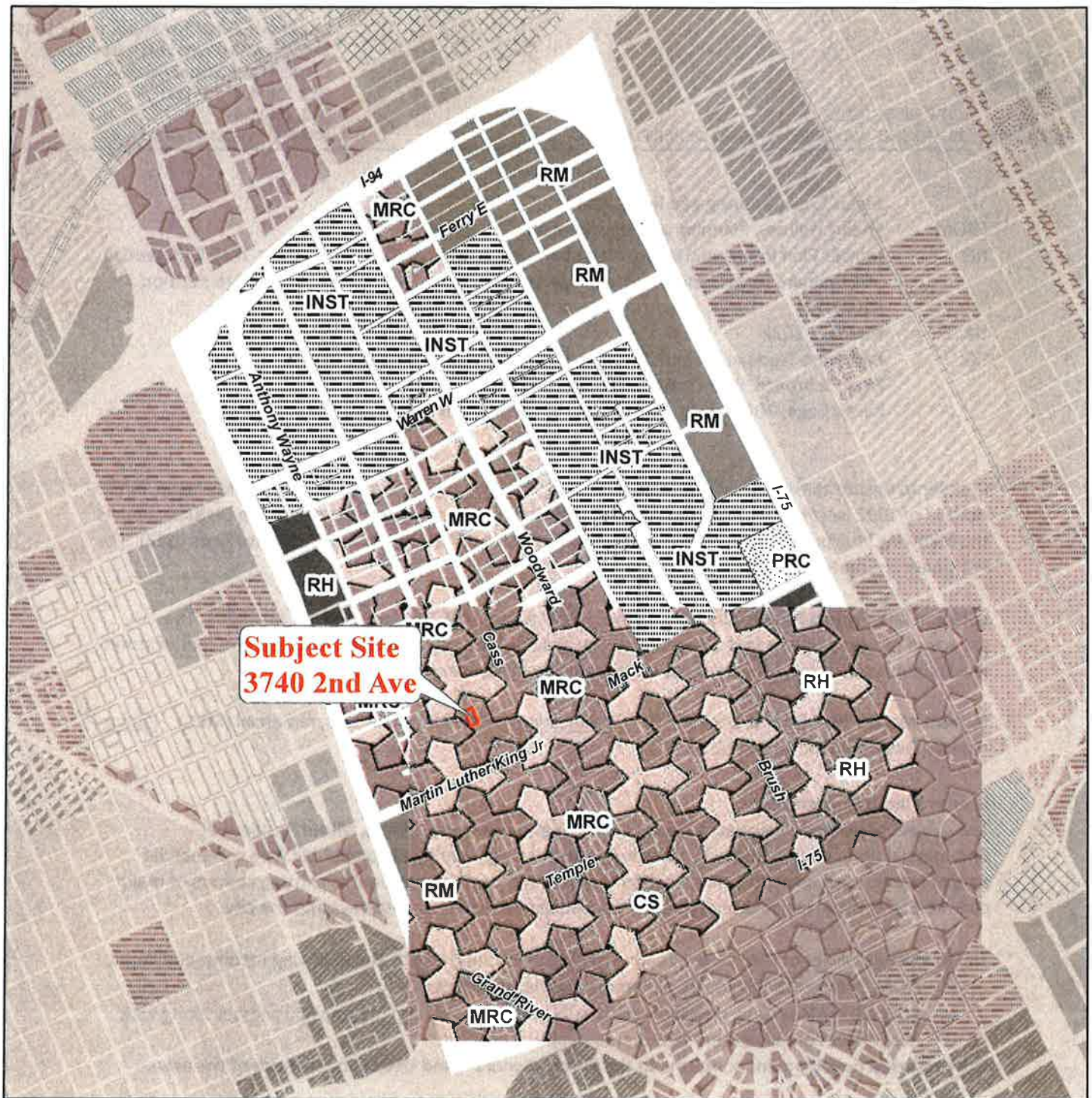
- GOAL 3: Increase the vitality of commercial thoroughfares
- Policy 3.2: Along Cass, develop a compatible mix of locally serving small businesses along with businesses complimentary to the area's cultural anchors.

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

#### **Attachments**

Future General Land Use Map: Neighborhood Cluster 4, Lower Woodward; Map 4-5B





Map 4-5B

City of Detroit  
Master Plan of  
Policies

## Nighborhood Cluster 4 Lower Woodward



### Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)

