August 28, 2019

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

RE: Request for Public Hearing for Petition #902 to Establish a Commercial Rehabilitation District for Broder Sachse Lafayette Park, LLC in the area of 1100 Saint Aubin, Detroit, Michigan, in accordance with Public Act 210 of 2005.

Honorable City Council:

The Housing and Revitalization Department has reviewed the request of Broder Sachse Lafayette Park, LLC to establish a Commercial Rehabilitation District, and find that it satisfies the criteria set forth by Public Act 210 of 2005 and that it would be consistent with the development and economic goals of the Master Plan.

Per Public Act 210 of 2005, prior to acting upon the resolution to approve a district, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district, said notice to be made not less than 10 days or more than 30 days prior to your Honorable Body’s adoption of said resolution.

We request that a public hearing be scheduled on the issue of adopting a resolution to establish a new commercial rehabilitation district. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

[Signature]
Donald Rencher
Director

DR/ml

cc: S. Washington, Mayor's Office
    M. Cox, PDD
    D. Rencher, HRD
    M. Langston, HRD
WHEREAS, pursuant to Public Act No. 210 of 2005 ("the Act") this City Council may adopt resolution which approves the request to establish a Commercial Rehabilitation District within the boundaries of the City of Detroit; and

WHEREAS, Broder Sachse Lafayette Park, LLC, has requested that a Commercial Rehabilitation District be established as particularly described in the legal description and illustrated in the map attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying ad valorem taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

NOW THEREFORE BE IT

RESOLVED, that on ______________________, 2019 in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

RESOLVED, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an ad valorem tax within the City of Detroit, such notices to be provided not less than 10 days or more than 30 days before the date of the hearing.
DEPARTMENTAL REFERENCE COMMUNICATION

Monday, June 3, 2019

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

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.

HOUSING AND REVITALIZATION LEGISLATIVE POLICY DIVISION
PLANNING AND DEVELOPMENT DEPARTMENT LAW DEPARTMENT

902 Broder Sachse Lafayette Park, LLC, request for the Establishment of a Commercial Rehabilitation District under PA 210 of 2005 for "The Renato at Pullman Parc"
LAFLAYETTE PARK LAND OWNER LLC  
c/o Broder & Saschse Real Estate  
1528 Woodward Avenue, Suite 300  
Detroit, MI 48226  

April 2, 2019  

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

RE: Request for the Establishment of a Commercial Rehabilitation District under  
PA 210 of 2005 for "The Renato at Pullman Parc" (Parcel ID 09004424.003)  

Honorable City Council:  

Please accept this letter as a request to establish a Commercial Rehabilitation District for  
the development of the "Renato at Pullman Parc" on Tax Parcel No. 09004424.003 (the  
"Property"), as more particularly described in Attachment A. Lafayette Park Land  
Owner LLC ("Petitioner") is the owner of the Property.  

General Description of Facility  

This Petition re-submits a petition initially submitted in 2018 now that the parcel  
combination and split has been completed and a Parcel ID assigned to the Property.  
Petitioner intends to redevelop the subject Property into a commercial housing  
development ("The Renato At Pullman Parc") consisting of 180 multi-family residential  
rental units on approximately 1.5 acres, 20% of which will be affordable housing units.  
The estimated cost of the redevelopment is $56.23 million. Construction is expected to  
commence in the second half of 2019.  

The Renato at Pullman Parc is situated along St. Aubin Street as shown at the bottom of  
the site plan below. Please note that the overall Pullman Parc redevelopment includes a  
for-sale condominium component, which is NOT part of this Petition.  

Figure 1: Site Plan
Figure 2: Rendering of the Renato at Pullman Parc

The Renato at Pullman Parc appears in the foreground along St. Aubin Street. The condominium product depicted in the interior is NOT part of this Petition.

Basis for Qualification

Pursuant to Section 3(1) of the Commercial Rehabilitation Act (the “Act”), 2005 PA 2010, MCL 207.843, a qualified local government unit may establish a Commercial Rehabilitation District consisting of one or more parcels of land if the proposed district contains one or more “qualified facilities.” The proposed Commercial Rehabilitation District is a “qualified facilit[y]” as defined in Section 2(h) of the Act, MCL 207.842, as it contains “buildings of commercial property that [are] 15 years old or older.”

Specifically, the Property was home to The Friends School, which was constructed in 1969 and operated on a private, commercial basis until 2015 when it closed due to financial difficulties. As part of this redevelopment, The Friends School structure is being demolished to allow for the productive redevelopment of the Property. The Friends School (1100 St. Aubin St.) is depicted in the context map below.

Figure 1. Context Map Showing The Friends School
Under the Act, “rehabilitation” is defined to include “new construction on vacant property from which a previous structure has been demolished,” if the “new construction is an economic benefit to the local community as determined by the qualified local governmental unit.” Accordingly, subject to the determination by this Honorable Body that the proposed investment and resulting growth in population, tax base, and economic activity is an “economic benefit to the local community,” the proposed redevelopment qualifies as a “rehabilitation” as defined and contemplated under the Act.

**Subsequent Application for the Commercial Rehabilitation Exemption Certificate**

Please note the property will subsequently be conveyed to Broder Sachse Lafayette Park, LLC, which will be the applicant for the Commercial Rehabilitation Exemption Certificate (CREC).

**Contact Information**

If you have any questions, please do not hesitate to contact Richard Broder, CEO, Broder & Sachse Real Estate, at rbroder@brodersachse.com or (313) 765-1480.

Respectfully submitted,

Lafayette Park Land Owner LLC
a Michigan limited liability company

By: Richard Broder

Its: Authorized Representative
ATTACHMENT A: PARCEL ID AND LEGAL DESCRIPTION

Owner: Lafayette Park Land Owner LLC

(Please note the property will subsequently be conveyed to Broder Sachse Lafayette Park, LLC, which will be the applicant for the Commercial Rehabilitation Exemption Certificate).

Parcel ID: 09004424.003

Legal Description: See below

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EXHIBIT C
LEGAL DESCRIPTION — THE RENATO AT PULLMAN PARC

LEGAL DESCRIPTION — THE RENATO AT PULLMAN PARC:
(Per PEA)

Lands situated in the City of Detroit, Wayne County, Michigan described as part of Lot 12 and Lot 13, Elmwood Park Urban Renewal Plat No. 1, as recorded in Liber 89, Pages 47, 48 and 49 of Plats, Wayne County Records, more particularly described as:

BEGINNING at the Southwesterly corner of said Lots 12 and 13, also being the intersection of the Easterly line of St Aubin Avenue (120 foot wide — public) and the Northerly line of Lafayette Avenue (120 foot wide — public); thence along said Easterly line of St Aubin Avenue, N26°06'45"W, 578.08 feet to the Southerly line of a 50 foot walkway and public easement, as platted in said Elmwood Park Urban Renewal Plat No. 1; thence along said Southerly line N59°52'13"E, 100.10 feet; thence S28°00'00"E, 64.39 feet; thence N62°11'44"E, 22.28 feet; thence S26°06'45"E, 353.42 feet; thence 31.58 feet along the arc of a curve to the left, having a radius of 162.00 feet, a central angle of 11°10'06", and a chord bearing S07°26'00"E, 31.53 feet; thence 15.81 feet along the arc of a curve to the left, having a radius of 62.00 feet, a central angle of 14°38'32", and a chord bearing S20°19'19"E, 15.77 feet; thence S27°07'35"E, 100.95 feet; thence 2.72 feet along the arc of a curve to the left, having a radius of 62.00 feet, a central angle of 2°31'03", and a chord bearing S28°53'07"E, 2.72 feet; thence S30°08'38"E, 10.77 feet to the aforementioned Northerly line of Lafayette Avenue; thence along said Northerly line, S59°51'50"W, 114.15 feet to the POINT OF BEGINNING.

Containing ±1.552 acres of land.
April 2, 2019

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

RE: Request for the Establishment of a Commercial Rehabilitation District under PA 210 of 2005 for “The Renato at Pullman Parc” (Parcel ID 09004424.003)

Honorable City Council:

Please accept this letter as a request to establish a Commercial Rehabilitation District for the development of the “Renato at Pullman Parc” on Tax Parcel No. 09004424.003 (the “Property”), as more particularly described in Attachment A. Lafayette Park Land Owner LLC (“Petitioner”) is the owner of the Property.

General Description of Facility

This Petition re-submits a petition initially submitted in 2018 now that the parcel combination and split has been completed and a Parcel ID assigned to the Property. Petitioner intends to redevelop the subject Property into a commercial housing development (“The Renato At Pullman Parc”) consisting of 180 multi-family residential rental units on approximately 1.5 acres, 20% of which will be affordable housing units. The estimated cost of the redevelopment is $56.23 million. Construction is expected to commence in the second half of 2019.

The Renato at Pullman Parc is situated along St. Aubin Street as shown at the bottom of the site plan below. Please note that the overall Pullman Parc redevelopment includes a for-sale condominium component, which is NOT part of this Petition.

Figure 1: Site Plan
Basis for Qualification

Pursuant to Section 3(1) of the Commercial Rehabilitation Act (the “Act”), 2005 PA 2010, MCL 207.843, a qualified local government unit may establish a Commercial Rehabilitation District consisting of one or more parcels of land if the proposed district contains one or more “qualified facilities.” The proposed Commercial Rehabilitation District is a “qualified facility” as defined in Section 2(h) of the Act, MCL 207.842, as it contains “buildings of commercial property that [are] 15 years old or older.”

Specifically, the Property was home to The Friends School, which was constructed in 1969 and operated on a private, commercial basis until 2015 when it closed due to financial difficulties. As part of this redevelopment, The Friends School structure is being demolished to allow for the productive redevelopment of the Property. The Friends School (1100 St. Aubin St.) is depicted in the context map below.
Under the Act, “rehabilitation” is defined to include “new construction on vacant property from which a previous structure has been demolished,” if the “new construction is an economic benefit to the local community as determined by the qualified local governmental unit.” Accordingly, subject to the determination by this Honorable Body that the proposed investment and resulting growth in population, tax base, and economic activity is an “economic benefit to the local community,” the proposed redevelopment qualifies as a “rehabilitation” as defined and contemplated under the Act.

**Subsequent Application for the Commercial Rehabilitation Exemption Certificate**

Please note the property will subsequently be conveyed to Broder Sachse Lafayette Park, LLC, which will be the applicant for the Commercial Rehabilitation Exemption Certificate (CREC).

**Contact Information**

If you have any questions, please do not hesitate to contact Richard Broder, CEO, Broder & Sachse Real Estate, at rbroder@brodersachse.com or (313) 765-1480.

Respectfully submitted,

Lafayette Park Land Owner LLC  
a Michigan limited liability company

By: [Signature]  
Richard Broder

Its: Authorized Representative
ATTACHMENT A: PARCEL ID AND LEGAL DESCRIPTION

Owner: Lafayette Park Land Owner LLC

(Please note the property will subsequently be conveyed to Broder Sachse Lafayette Park, LLC, which will be the applicant for the Commercial Rehabilitation Exemption Certificate).

Parcel ID: 09004424.003

Legal Description: See below

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EXHIBIT C
LEGAL DESCRIPTION — THE RENATO AT PULLMAN PARC

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Containing ±1.552 acres of land.
April 2, 2019

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

RE: Request for the Establishment of a Commercial Rehabilitation District under PA 210 of 2005 for “The Renato at Pullman Parc” (Parcel ID 09004424.003)

Honorable City Council:

Please accept this letter as a request to establish a Commercial Rehabilitation District for the development of the “Renato at Pullman Parc” on Tax Parcel No. 09004424.003 (the “Property”), as more particularly described in Attachment A. Lafayette Park Land Owner LLC (“Petitioner”) is the owner of the Property.

**General Description of Facility**

This Petition re-submits a petition initially submitted in 2018 now that the parcel combination and split has been completed and a Parcel ID assigned to the Property. Petitioner intends to redevelop the subject Property into a commercial housing development (“The Renato At Pullman Parc”) consisting of 180 multi-family residential rental units on approximately 1.5 acres, 20% of which will be affordable housing units. The estimated cost of the redevelopment is $56.23 million. Construction is expected to commence in the second half of 2019.

The Renato at Pullman Parc is situated along St. Aubin Street as shown at the bottom of the site plan below. Please note that the overall Pullman Parc redevelopment includes a for-sale condominium component, which is NOT part of this Petition.

**Figure 1: Site Plan**

![Site Plan Image]
Figure 2: Rendering of the Renato at Pullman Parc

The Renato at Pullman Parc appears in the foreground along St. Aubin Street. The condominium product depicted in the interior is NOT part of this Petition.

Basis for Qualification

Pursuant to Section 3(1) of the Commercial Rehabilitation Act (the "Act"), 2005 PA 2010, MCL 207.843, a qualified local government unit may establish a Commercial Rehabilitation District consisting of one or more parcels of land if the proposed district contains one or more "qualified facilities." The proposed Commercial Rehabilitation District is a "qualified facilit[y]" as defined in Section 2(h) of the Act, MCL 207.842, as it contains "buildings of commercial property that [are] 15 years old or older."

Specifically, the Property was home to The Friends School, which was constructed in 1969 and operated on a private, commercial basis until 2015 when it closed due to financial difficulties. As part of this redevelopment, The Friends School structure is being demolished to allow for the productive redevelopment of the Property. The Friends School (1100 St. Aubin St.) is depicted in the context map below.

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Contact Information

If you have any questions, please do not hesitate to contact Richard Broder, CEO, Broder & Sachse Real Estate, at rbroden@brodersachse.com or (313) 765-1480.

Respectfully submitted,

Lafayette Park Land Owner LLC
a Michigan limited liability company

By: [Signature]

Richard Broder
Its: Authorized Representative
ATTACHMENT A: PARCEL ID AND LEGAL DESCRIPTION

Owner: Lafayette Park Land Owner LLC

(Please note the property will subsequently be conveyed to Broder Sachse Lafayette Park, LLC, which will be the applicant for the Commercial Rehabilitation Exemption Certificate).

Parcel ID: 09004424.003

Legal Description: See below

EXHIBIT C
LEGAL DESCRIPTION — THE RENATO AT PULLMAN PARC

(Per PEA)

Lands situated in the City of Detroit, Wayne County, Michigan described as part of Lot 12 and Lot 13, Elmwood Park Urban Renewal Plat No. 1, as recorded in Libs B9, Pages 47, 48 and 49 of Plats, Wayne County Records, more particularly described as:

BEGINNING at the Southwesterly corner of said Lots 12 and 13, also being the intersection of the Easterly line of St Aubin Avenue (120 foot wide — public) and the Northerly line of Lafayette Avenue (120 foot wide — public); thence along said Easterly line of St Aubin Avenue, N28°08'45"W, 578.08 feet to the Southerly line of a 50 foot walkway and public easement, as platted in said Elmwood Park Urban Renewal Plat No. 1; thence along said Southerly line N59°52'13"E, 100.10 feet; thence S26°00'00"E, 64.39 feet; thence N62°11'44"E, 22.28 feet; thence S26°06'45"E, 353.42 feet; thence 31.58 feet along the arc of a curve to the left, having a radius of 152.00 feet, a central angle of 11°10'06", and a chord bearing S07°26'00"E, 31.53 feet; thence 15.81 feet along the arc of a curve to the left, having a radius of 62.00 feet, a central angle of 14°35'32", and a chord bearing S20°19'19"E, 15.77 feet; thence S27°37'35"E, 100.95 feet; thence 2.72 feet along the arc of a curve to the left, having a radius of 62.00 feet, a central angle of 2°31'03", and a chord bearing S28°53'07"E, 2.72 feet; thence S30°08'38"E, 10.77 feet to the aforementioned Northerly line of Lafayette Avenue; thence along said Northerly line, S59°51'50"W, 114.15 feet to the POINT OF BEGINNING.

Containing ±1.552 acres of land.
DEPARTMENTAL REFERENCE COMMUNICATION

Wednesday, May 01, 2019

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

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.

LEGISLATIVE POLICY DIVISION PLANNING AND DEVELOPMENT DEPARTMENT
LAW DEPARTMENT FINANCE DEPT/ASSESSMENTS DIV.

848 Barney McCoskey Baseball/Basketball League, request to hold "Barney McCoskey Baseball Kick-Off Parade" at 19321 West Chicago on 6/1/19 at 10AM - 4PM, Set up 6/1/19 at 8AM - 9AM. Tear down following event, with multiple street closures.
Petition of Barney McCoskey
Baseball/Basketball League, request
to hold "Barney McCoskey Baseball
Kick-Off Parade" at 19321 West
Chicago on 6/1/19 at 10AM - 4PM,
Set up 6/1/19 at 8AM - 9AM, Tear
down following event, with multiple
street closures.

REFERRED TO THE FOLLOWING DEPARTMENT(S)

LEGISLATIVE POLICY DIVISION  PLANNING AND
DEVELOPMENT DEPARTMENT

LAW DEPARTMENT  FINANCE DEPT/ASSESSMENTS
DIV.

LEGISLATIVE POLICY DIVISION  PLANNING AND
DEVELOPMENT DEPARTMENT

LAW DEPARTMENT  FINANCE DEPT/ASSESSMENTS
DIV.
Petition of Broder Sachse Lafayette Park, LLC, request for the Establishment of a Commercial Rehabilitation District under PA 210 of 2005 for "The Renato at Pullman Parc"

REFERRED TO THE FOLLOWING DEPARTMENT(S)

HOUSING AND REVITALIZATION LEGISLATIVE POLICY DIVISION
PLANNING AND DEVELOPMENT DEPARTMENT LAW DEPARTMENT
June 24, 2019

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

RE: Commercial Rehabilitation District – Lafayette Land Owner LLC (on behalf of Broder Sachse Lafayette Park LLC)
Property Address: 1100 St. Aubin
Parcels Number: 09004424.003

Dear Mr. Cox:

The Office of the Chief Financial Officer, Assessors Office, has reviewed the proposed Commercial Rehabilitation District located at 1100 St. Aubin in the Elmwood Park 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 the Lafayette Land Owner LLC, consists of the vacant land on 1.522 acres that formerly contained The Friends School buildings prior to the division of land in 2019. The developer, Broder Sachse Lafayette Park LLC, plans to construct new 180 multi-family residential rental units, 20% of which will be affordable housing.

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 field investigation and application review indicated that the proposed Commercial Rehabilitation District located at 1100 St. Aubin in the Elmwood Park area 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

mmp
Commercial Rehabilitation District
Lafayette Land Owner LLC (on behalf of Broder Sachse Lafayette Park LLC)
Page 2

Property Owner: Lafayette Land Owner LLC
Property Address: 1100 St. Aubin
Parcel Number: 09004424.003
Legal Description: E ST AUBIN PART OF 12 AND 13 FLMWOOD PARK URBAN RENEWAL PLAT NO. 1 L89 P47 PLAT'S WCR, BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOTS 12 AND 13 ALSO BEING THE INTERSECTION OF THE EASTERLY LINE OF ST AUBIN AVE (120 FT WD) AND THE NORTHERLY LINE OF LAFAYETTE AVE (120 FT WD), THENCE N 59D51'50"E 114.15 FT, THENCE N 30D08'38"W 10.77 FT, THENCE 2.72 FT ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 62 FT, CENTRAL ANGLE OF 20D31'03" AND CHORD BEARING N 28D53'07"W 2.72 FT, THENCE N 27D37'35"W 100.95 FT, THENCE 15.81 FT ALONG A ARC OF A CURVE TO THE RIGHT, RADIUS OF 62 FT, CENTRAL ANGLE OF 14D36'32" AND CHORD BEARING N 20D19'19"W 15.77 FT, THENCE 31.58 FT ALONG A CURVE TO THE RIGHT, RADIUS OF 162 FT, CENTRAL ANGLE OF 11D10'06" AND CHORD BEARING N 07D26'0"W 31.53 FT, THENCE N 26D06'45"W 353.42 FT, THENCE S 62D11'44"W 22.28 FT, THENCE N 26D00'00"W 64.39 FT, THENCE S 59D52'13"W 100.10 FT, THENCE S 26D06'45"E 578.08 FT TO POB. 1.552 ACRES SPLIT/COMBINED ON 09/28/2018 FROM 09004424.; SPLIT/COMBINED ON 02/07/2019 FROM 09004424.001;

The legal description on the petition matches the above.
TO: Matthew Langston, Housing and Revitalization
FROM: Esther Yang, Planning and Development
RE: Master Plan Interpretation for Commercial Rehabilitation District (PA 210) at 1100 St. Aubin
[Petition #902]
DATE: June 7, 2019
CC: Maurice Cox, Director, Planning and Development
    Kevin Schronce, Central Region, Planning and Development

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 Broder Sachse Lafayette Park, LLC.

Location and Project Proposal: 1100 St. Aubin; Project seeks to develop 180 multi-family residential rental units on approximately 1.5 acres. Note, the overall Pullman Parc redevelopment includes a for-sale condominium component, but is NOT part of this Petition (See Petition #792)

Master Plan Interpretation:
The subject site area is designated Institutional (INST). Institutional status applies to areas of approximately 10 acres or more with educational, religious, health or public uses, including: churches, libraries, museums, public or private schools, hospitals, or government building, structure or land used for public purposes.
The following policy of the Lower East Central neighborhood describe the following recommendation that support this application’s proposal:
  - Policy 1.1: Continue medium and high-density residential development in the area south of Vernor

Medium-high residential is a land-use permissible in areas classified as “Institutional” in the Master Plan of Policies as it can contain land uses in low to high density zoning districts (R1-R6). Additionally, the subject site is currently zoned R6 and the proposed use is permissible as-of-right. Due to the expired INST use on the former school site, the Planning Department understands the Master Plan Classification may also be expired and will need to be amended in the near future to align with its current context.

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

Attachments
Future General Land Use Map: Neighborhood Cluster 4, Lower East Central, Map 4-4B