



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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July 11, 2022

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

**RE: Amendment and Modification of Development Agreement
Elementa Watson, LLC
Development: 287, 295 and 301 Watson**

Honorable City Council:

On November 24, 2020, your Honorable Body adopted a resolution authorizing the sale by Development Agreement of 287, 295 and 301 Watson (collectively the “Properties”) to Elementa Watson, LLC (“Purchaser”), a Michigan Limited Liability Company, to construct a sixteen (16) unit mixed-income, mixed-use condominium project. On August 12, 2021, the City closed on the sale of the Properties. The Properties are located in the Brush Park Rehabilitation Project area.

Due to downturns in the financial climate since 2020 and rises in construction costs, Elementa Watson has been unable to complete the development as scheduled. Also, a change in DTE requirements regarding various utility setbacks has resulted in the necessary elimination of four (4) units.

Elementa Watson now proposes to construct twelve (12) for sale condominiums. They wish to start the development by December 31, 2022 with a completion date of June 30, 2024. The project area is subject to regulations set forth in the Brush Park Form-Based Code. Elementa Watson shall continue to conform with all applicable requirements. Revised site and landscape plans were reviewed and approved by the Historic District Commission on June 22, 2022.

The Planning and Development Department has reviewed the request of Elementa Watson LLC and determined it to be reasonable and consistent with the terms and conditions set forth in the Development Agreement.

We, therefore, request that your Honorable Body adopt the attached resolution authorizing a modification of the Development Agreement to reflect the construction of twelve (12) market rate condominiums and extending the completion date to June 30, 2024.

Respectfully submitted,

Katharine G. Trudeau
Deputy Director

RESOLUTION

By Council Member _____

RESOLVED, That in accordance with the foregoing communication, the agreement to purchase and develop property described on the tax rolls as:

(See Attached Exhibit A)

Be amended to reflect a change in the number of units to be constructed, from sixteen (16) for sale mixed income condominium units to twelve (12) for sale condominium units, and be it further

RESOLVED, That the completion date of the construction be extended to June 30, 2024, and be it finally,

RESOLVED, That the amendment to the agreement to purchase and develop be considered confirmed when signed and executed by the Planning & Development Department's Director, or his authorized designee, and approved by the Corporation Counsel as to form.

EXHIBIT A

LEGAL DESCRIPTIONS

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

Parcel 1

The West 30 feet of Lot 4, Block 8 of BRUSH'S SUBDIVISION OF PART OF PARK LOTS 15, 16 AND 17 AND PART OF BRUSH FARM ADJOINING according to the plat thereof recorded in Liber 3 of Plats, Page 24 of Wayne County Records

a/k/a 287 Watson
Tax Parcel ID 01000767

JD
8/3/21

Parcel 2

The West 14 feet of Lot 3 and the East 20 feet of Lot 4, Block 8 of BRUSH'S SUBDIVISION OF PART OF PARK LOTS 15, 16 AND 17 AND PART OF BRUSH FARM ADJOINING according to the plat thereof recorded in Liber 3 of Plats, Page 24 of Wayne County Records

a/k/a 295 Watson
Tax Parcel ID 01000768

JD
8/3/21

Parcel 3

The East 36 feet of Lot 3, Block 8 of BRUSH'S SUBDIVISION OF PART OF PARK LOTS 15, 16 AND 17 AND PART OF BRUSH FARM ADJOINING according to the plat thereof recorded in Liber 3 of Plats, Page 24 of Wayne County Records

a/k/a 301 Watson
Tax Parcel ID 01000769

JD
8/3/21

PARCELS 1, 2 AND 3 ARE ALSO DESCRIBED COLLECTIVELY AS FOLLOWS:

Lot(s) 3 and 4, Block 8 of BRUSH'S SUBDIVISION OF PART OF PARK LOTS 15, 16 AND 17 AND PART OF BRUSH FARM ADJOINING according to the plat thereof recorded in Liber 3 of Plats, Page 24 of Wayne County Records.

JD
8/3/21

Description Correct
Engineer of Surveys

By:



Jared Dean
Manager II
City of Detroit/DPW, CED