

Janice M. Winfrey
City Clerk

City of Detroit

OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk


January 11, 2023

To: Katharine G. Trudeau, Deputy Director
Planning and Development Department
Coleman A. Young Municipal Center
2 Woodward Ave. Suite 808
Detroit, MI. 48226

Re: Request for the Establishment of a Commercial Rehabilitation District for projects to be located at 2205 Cass Avenue and 2115 Cass Avenue

Please find attached Request for the Establishment of a Commercial Rehabilitation District for projects to be located at 2205 Cass Avenue and 2115 Cass Avenue **(In reference to petition 2023-007).**

Respectfully submitted,



Jaleesa McIntosh,
Jr. Assistant City Council Committee Clerk
Office of the City Clerk



Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 1340
Detroit, MI 48226

RE: **Request for the Establishment of a Commercial Rehabilitation District for projects to be located at 2205 Cass Avenue and 2115 Cass Avenue**

Honorable City Council:

Please accept this letter as a request to establish a Commercial Rehabilitation District incorporating the tracts of land described on Attachment A pursuant to MCL 207.843(1) to facilitate the commercial rehabilitation projects referred to as **2205 Cass Avenue** and **2115 Cass Avenue**.

The projects contained within this petition area are being undertaken by Related Olympia Predevelopment Company, LLC, a joint venture of Related Companies and Olympia Development of Michigan, L.L.C. ("**Developer**"). Related Companies is a global real estate and lifestyle company defined by innovation and is the most prominent privately-owned real estate firm in the United States. Olympia Development of Michigan, L.L.C. ("**ODM**") is of the Ilitch family of companies, which include leading brands in the food, sports and entertainment industries. ODM provides a full range of services, with in-house teams for each area of expertise, including Leasing, Acquisition, Finance, Legal, Construction, Architecture, Historic Rehabilitation, Project Management, Parking and Security. The signature development of ODM is The District Detroit, a diverse mix of sports and entertainment, office, education, residential, and food and beverage destinations, anchored by Little Caesars Arena and Comerica Park.

The projects proposed as part of this petition are generally described below and further expounded upon in Attachment A:

As part of the DCI Campus, vacant land that has been used as commercial property in the immediately preceding 15 years (surface parking lots) will be the site of new construction of an apartment building (**2205 Cass Avenue**) and the conversion and repurposing of the former Loyal Order of Moose Lodge, a building previously used for commercial purposes, and expansion of the building on adjacent vacant land that has been commercial property in the immediately preceding 15 years (surface parking lot) for use as a business incubator (**2115 Cass Avenue**).

The new construction residential building at **2205 Cass Avenue** is projected to contain approximately 256,050 GSF which would utilize 247,300 GSF for 261 apartments, 54 of which will be affordable at 50% AMI, as well as 8,750 GSF for retail. Construction activities are anticipated to create 1,410 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the Project are expected to create 80 direct permanent jobs. This project is anticipated to start construction in the Spring of 2024 and to complete eligible activities and the Project in the Winter of 2026.



The DCI Incubator Project is planned for **2115 Cass Avenue**, located on the southeast portion of the DCI Campus, a world-class research and education center anchored by the University of Michigan, as described above. This project will be adaptive reuse and rehabilitation of the former Moose Lodge building at that location and will include new construction complementing and incorporating the Moose Lodge building to meet the University's plans. The four-story DCI Incubator will provide additional opportunities for the University of Michigan to partner with the City of Detroit and its residents. Program elements may include various initiatives such as built startup office space, research and development and collaboration space for large established companies, co-working space, and startup support services, bringing top minds from the private sector together with the public and academic sectors. This collaborative approach will encourage business growth in Detroit as students graduate and start their own businesses in the area, with continued support from the DCI. The renovated and newly constructed building is projected to contain approximately 94,200 GSF, yielding 10,753 GSF of retail space and 83,447 GSF of office space. Construction activities are anticipated to create 420 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the Project are expected to create 350 direct permanent jobs. This project is anticipated to start construction in Spring of 2025 and to complete eligible activities and the Project in the Summer of 2026.

A new construction flexible site/high-rise office tower building is proposed to replace a commercial property building that is more than 15 years old and previously used for commercial purposes and vacant property that has been used as commercial property in the immediately preceding 15 years (surface parking) (**2300 Cass Avenue**). The building will be comprised of first floor retail and 21 floors of Class A office space above. The building is projected to contain 556,000 GSF consisting of 10,050 GSF of retail space and 545,950 GSF of office space. 2300 Cass is located, east of Cass Avenue, west of Clifford Street, south of I-75 and north of Montcalm Street. Construction activities are anticipated to create 2,180 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the Project are expected to create 1,790 direct permanent jobs. This project is anticipated to start construction Fall of 2026 and to complete eligible activities and the project in the Summer of 2028.

Additional parcels to be included in the proposed Commercial Rehabilitation District are **2208 Cass Avenue, 2214 Cass Avenue, 2224 Cass Avenue, and 201 W. Montcalm Street**. There are not proposed improvements planned for the parcels at the time of this application.

The tracts of land proposed for incorporation into the requested commercial rehabilitation district meet the requirements of MCL 207.842 and 207.843. The proposed district lies within the Central Business District of the City of Detroit, as that term is defined by Chapter 55, the City's Zoning Code, are zoned B5, Major Business District, and are within the boundaries of the Downtown Development District. Because the proposed district is located in a downtown or business district, per MCL 207.842(b), the district may be established on land less than three acres in area. The commercial buildings located on the tracts of land within this application are older than 15 years in age and previously used for commercial purposes are the qualified facilities that anchor the proposed district.



The rehabilitation of the facilities and the historic resources would not be undertaken without the receipt of the exemption certificates. The exemption is necessary to temporarily mitigate the very high real property tax rate in the City of Detroit (approx. 87.5226 mills).

There are currently no full-time employees (FTE) located at the properties that make up the projects proposed withing this application. As outlined above, in aggregate, the proposed projects will create 4,010 temporary construction jobs, and 2,220 new permanent jobs.

The rehabilitation of the qualified facilities will require the demolition, site remediation, new construction, and new machinery and equipment. The rehabilitation of the Historic Resource requires site remediation, renovation and new machinery and equipment.

The exemption requested for the projects in this application is the maximum of ten (10) years, plus four (4) years of exemption during construction.

These projects are included in a broader 10-project plan of investment associated with the Developers transformational brownfield plan application. These Projects will strengthen the Woodward corridor and create a new Columbia corridor connecting Woodward to Cass and broadly deliver additional mixed-use operations reflecting changing requirements for urban space. This will support vibrant redevelopment of Cass Avenue and support future purpose-driven development utilizing the focus on education, engagement, employment, economic inclusion and environmental justice.

The City's revitalization is gaining momentum and Detroit is just getting started. This new phase of development is anticipated to create new tax revenues available for vital public services - continuing Detroit's rapid redevelopment. These developments connect downtown to growing nearby neighborhoods, such as Midtown, Corktown and Brush Park, while supporting the rebuilding neighborhoods and positioning this area for even more future investment and growth.

With the creation of anchor developments surrounded by new office, residential and retail opportunities, these Projects are anticipated to further the transformation of an area that has recently begun to see business development. In addition to spurring economic growth, new construction and historic renovation, these Projects, and The District Detroit in general, already have ignited, and are expected to continue to ignite, new careers, giving Detroit residents opportunities to learn skills that last a lifetime. Significant new city income taxes will be generated from the new office and retail workers as well as from temporary construction jobs created by the proposed investment.

Some of the most significant investments are underway now, and some of the City's most underutilized economic zones are being rejuvenated. The Projects included in this Plan are projected to create or support new permanent full-time jobs in the City, temporary construction jobs, extensive contractor opportunities, expanded economic opportunities for the City's residents, economic boosts to the surrounding areas and contribute significantly to the City's long term tax base, thus supporting economic revitalization of the surrounding area for many years to come. Additionally, the developments included in this Plan are anticipated to build upon the recent flurry of construction within the downtown and Midtown areas creating a 24/7 walkable



community and a safer environment for the people in the City. Furthermore, the Projects within this Plan are anticipated to promote significant infill development between and around the proposed Projects.

There are no delinquent taxes, interest or penalties are known to exist for the parcels included in these Projects.

In addition to the incentives available under the Commercial Property Rehabilitation Act ("PA 210"), Developer anticipates obtaining State and local incentives that directly or indirectly benefit the Projects in this application, including incentives available the Neighborhood Enterprise Zone program ("NEZ") and a Paid-In-Lieu-of-Taxes abatement ("PILOT") on all affordable housing projects. Additionally, the Developer anticipates securing federal 4% Low Income Housing Tax Credits ("LIHTC") with respect to **2205 Cass Avenue**.

As previously described, the members of the Developer both have substantial development history supporting Developer's ability to complete the projects. Related Companies is one of the largest private owners and preservationists of affordable housing in the U.S. and a fully integrated, highly diversified industry leader with experience in virtually every aspect of development, acquisition, management, finance, marketing, and sales. Related has a 50-year track record of development of \$60 Billion in projects owned or under development. ODM is one of the Ilitch companies, which include leading brands in the food, sports and entertainment industries, including Little Caesars, Blue Line Distribution, the Detroit Red Wings, Ilitch Sports & Entertainment, the Detroit Tigers, Little Caesars Pizza Kit Fundraising Program and Champion Foods. ODM and its affiliates have over \$1 Billion in projects owned or under development including: Little Caesars Arena; Comerica Park; the historic Fox Theatre; Little Caesars Global Resource Center; 2715 Woodward Avenue; the Google Detroit offices; the Mercedes-Benz Farmington Hills offices; the historic Eddystone Residences; the historic Women's City Club; the historic Henry Street Apartments and ancillary retail and parking; and notably the creation of the mixed-use District Detroit. The District Detroit is currently expanding shopping, dining, and office locations.



To continue to with the development of District Detroit, we respectfully request your approval in the establishment of a Commercial Rehabilitation District for the projects to be located at **2205 Cass Avenue, 2115 Cass Avenue, and 2300 Cass Avenue** as outlined herein.

Respectfully submitted,

RELATED OLYMPIA PREDEVELOPMENT COMPANY, LLC

By: _____

Name: _____

Its: _____

Attachment A: Site Map that includes the parcel(s) of property / Legal Description

Attachment B: Paid Receipt of Current Taxes

cc: K. Bridges, DEGC
V. Farley, HRD



Attachment A

- (a) General description of the facility (year built, original use, most recent use, number of stories, square footage);

2205 Cass Avenue

This property consists of a number of smaller platted lots with their own histories

- 426 W. Elizabeth Street In the 1880s, this property was used for residential purposes. In the 1920s it was divided into a private parking garage, office, and battery charging. In 1950, the same building was divided into two storefronts and two warehouses. By 1983, the building was divided into manufacturing, printing and warehouse. The building was vacant by 1991 and thereafter was demolished.
- 2121 Cass Avenue In the 1880s, this property was a two-story residential dwelling and associated outbuildings. By 1919, it was a two-story 128-car capacity parking garage with an office. In the 1920s, a gasoline UST was added in the northeast corner of the garage. In 1977, the same building was a restaurant. By 1983, the building was vacant and then was later demolished.
- 2171 Cass Avenue In the 1880s, the property was used for residential purposes and by 1919, included a hotel. By 1950, the property was vacant and became a parking lot by 1977.
- 2203 Cass Avenue In the 1880s, the property was used for residential purposes and was a hotel by 1921. By 1983, the land was vacant and since 1988, the property has been used as a parking lot.
- 2211 Cass Avenue In the 1880s, the property was residential. There was an office used for some sort of film storage building in 1950. By 1983, the building was identified as a public building and was later demolished.
- 437 W. Columbia Street In the 1880s, the property housed stockyards and an office. By 1897, it was a two-story commercial building which was later used as a machine shop and metal storage and a carriage house and boarding stables and then for machine shops, storage, box making, office and shipping. By 1950, the same buildings were used as a carpenter's shop, factory building, and parking. In 1961 the property became a parking lot.
- 465 W. Columbia Street In the 1880s, the property housed stockyards and by 1897 it was a carpenters shop and lumber shed. In 1919, it was a boarding stable, auto house, one-story wagon shed, lumber shed, and warehouse. By 1950, it was a parking garage, storage warehouse, lithographing supplies and a parking lot. In 1966, an office building and parking lot were built and the building was later demolished.



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2205 Cass Avenue (Historical Photo) Google Earth: May 2018



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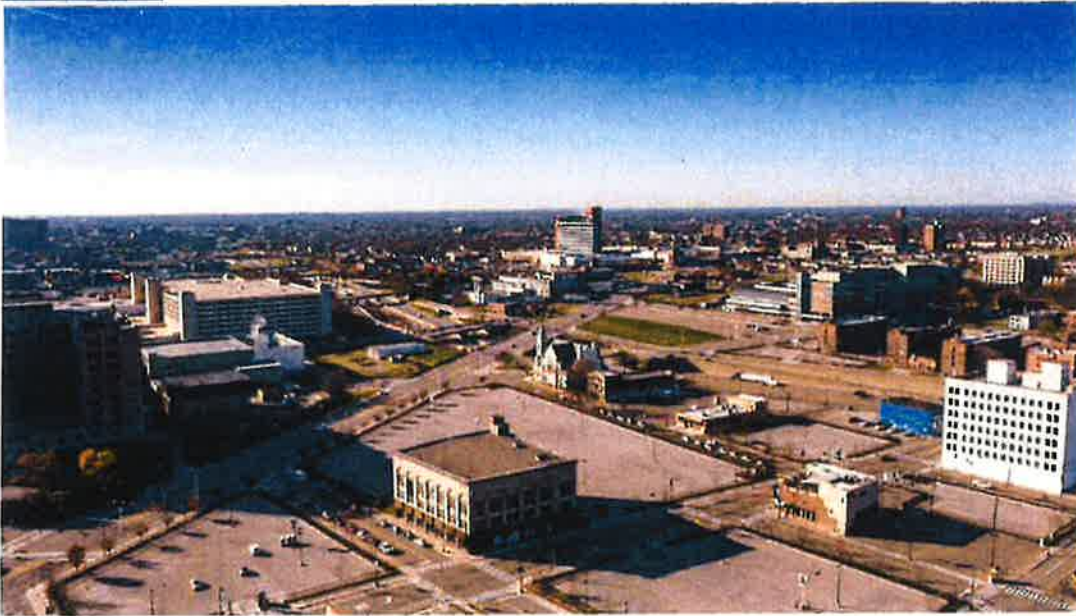
RELATED

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2115 Cass Avenue

This property consists of a number of smaller platted lots with their own histories

- **426 W Elizabeth** In the 1880s, this property was used for residential purposes. In the 1920s it was divided into a private parking garage, office, and battery charging. In 1950, the same building was divided into two storefronts and two warehouses. By 1983, the building was divided into manufacturing, printing and warehouse. The building was vacant by 1991 and thereafter was demolished and is now vacant.
- **2121 Cass Avenue** In the 1880s, this property was a two-story residential dwelling and associated outbuildings. By 1919, it was a two-story 128-car capacity parking garage with and office. In the 1920s, a gasoline UST was added in the northeast corner of the garage. In 1977, the same building was a restaurant. By 1983, the building was vacant and then was later demolished and is now vacant.
- **2115 Cass Avenue** From 1884 to 1920, this property was used for residential purposes. The property has been occupied by a Loyal Order of Moose Lodge building since 1922 (although some listings show it as an Elks Temple). From 1988 until 2002, the building was reportedly in use by the Detroit Engineering Institute. It has been vacant for at least two decades.



2300 Cass Avenue

Because this property was previously 4 different properties, the history is broken down as follows. Primarily from 1884, until the properties fell into disuse, several were used for residential and apartment use. The exceptions appear to be: (a) 2310 Cass, which had commercial, office and warehousing from 1926 to 1985 and then was vacant; (b) 200 W Montcalm which was used for commercial as well as residential purposes between 1884 and 1950, including a dry cleaner until around 1931 and then was a parking lot from 1950 – present; (c) 219 W Fisher has been a parking lot from 1985 to present; and (d) 211 W Fisher became vacant in 1977 and has been vacant or a parking lot since.

2208 Cass Avenue

There are not proposed improvements on the parcel at the time of this application. The property is currently being used as a restaurant.

2214 Cass Avenue

There are not proposed improvements on the parcel at the time of this application. The property is currently being used as a parking lot.

2224 Cass Avenue

There are not proposed improvements on the parcel at the time of this application. The property is currently being used as a parking lot.

201 W Montcalm Avenue

There are not proposed improvements on the parcel at the time of this application. The property is currently being used as a parking lot.

Summary of Current Uses

Project Site	Current Use
2205 Cass Avenue	Parking
2115 Cass Avenue	Parking lot and unoccupied former Loyal Order of Moose Lodge building
2300 Cass Avenue	Vacant Building
Sites With No Proposed Improvements	
2208 Cass Avenue	Restaurant
2214 Cass Avenue	Parking
2224 Cass Avenue	Parking
201 W. Montcalm Street	Parking



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- (b) General description of the proposed use of the rehabilitated facility;
- (c) Description of the general nature and extent of the rehabilitation to be undertaken;

Project Details

New Construction							
Project Name	Bldg Ht	# of Stories	Square Footage by Use				
			Residential	Retail	Office	Hotel	Parking
2205 Cass	+/- 193'	18	187,000	8,750			
2300 Cass	+/- 340'	23		10,050	487,200		
Total			187,000	18,800	487,200	0	0

Restoration, Alteration, Renovation or Improvement							
Project Name	Bldg Ht	# of Stories	Square Footage by Use				
			Residential	Retail	Office	Hotel	Parking
2115 Cass - DCI Business Incubator	+/- 39'	4		10,753	75,102		N/A
Total			0	10,753	75,102	0	

Total			187,000	29,553	562,302	0	0
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2205 Cass Avenue

The DCI Residential Project is planned new construction of a mixed-use development, with first floor retail and 18 floors of multifamily residential units above. The building is proposed to be located at 2205 Cass Avenue as part of the DCI Campus, on the northeast portion of the block bounded by Cass Avenue to the east, Elizabeth Street to the south, Grand River Avenue to the west and W. Columbia Street to the north. This building is intended to be a significant component of the new Detroit Center for Innovation ("DCI") campus, a world-class research, education, innovation, and entrepreneurial center, anchored by the University of Michigan.

As part of the three-building DCI Campus development, U-M will operate an approximately \$250 Million, 200,000-square-foot center focused on academic programs and research related to advanced technology fields. The University of Michigan's DCI Project research and education center (to be located on the west side of the block) will be financed through philanthropic and State mechanisms and does not depend on this Plan. The residential building and the incubator building (discussed below), combined with the education center facility, will make up the DCI Campus.

The DCI will increase access to opportunities for Detroiters, help nurture and retain talent and drive positive social and economic impacts throughout the City, region and State. The University of Michigan will provide instruction at its DCI's academic center, with degrees and certificates to be awarded through the Ann Arbor campus. The academic center is designed to serve U-M students in the last year of their undergraduate programs, as well as students seeking graduate degrees or certificates in specified programs to learn the technologies and other skills needed to advance their careers. When opened, the DCI Campus will provide Michigan businesses and communities with a pipeline of talent, and will offer opportunities for current workers to further



their skills in a world of fast-paced technological change. It also will build on Detroit's growing presence as a center for innovation.

Adjacent to the academic building, the newly constructed residential building is projected to contain approximately 256,050 GSF which would utilize 247,300 GSF for 261 apartments, 54 of which will be affordable at 50% AMI, as well as 8,750 GSF for retail.

Construction activities are anticipated to create 1,410 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the Project are expected to create 80 direct permanent jobs. This Project is anticipated to start construction in the Spring of 2024 and to complete eligible activities and the Project in the Winter of 2026.

Developer anticipates that the property owner, ODM, will convey this property to a new single purpose limited liability company affiliated with ODM, and that such new entity will ground lease the land, and convey the existing improvements on the land, to a new single purpose entity that will be wholly owned by an affiliate of Developer. The affiliate of Developer will be owned by affiliates of ODM and Related, and one or more capital partners.

2115 Cass Avenue

The DCI Incubator Project is planned for 2115 Cass Avenue, located on the southeast portion of the DCI Campus, a world-class research and education center anchored by the University of Michigan, as described above. This Project will be adaptive reuse and rehabilitation of the former Moose Lodge building at that location and will include new construction complementing and incorporating the Moose Lodge building to meet the University's plans. The Project will include both a residential building (described above), an education center facility and this renovation/new construction Project to be used as an incubator for a variety of ventures, with a local focus.

The four-story DCI Incubator will provide additional opportunities for the University of Michigan to partner with the City of Detroit and its residents. Program elements may include various initiatives such as built startup office space, research and development and collaboration space for large established companies, co-working space, and startup support services, bringing top minds from the private sector together with the public and academic sectors.

This collaborative approach will encourage business growth in Detroit as students graduate and start their own businesses in the area, with continued support from the DCI. The renovated and newly constructed building is projected to contain approximately 94,200 GSF, yielding 10,753 GSF of retail space and 83,447 GSF of office space.

Construction activities are anticipated to create 420 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the Project are expected to create 350 direct permanent jobs. This Project is anticipated to start construction in Spring of 2025 and to complete eligible activities and the Project in the Summer of 2026.

Developer anticipates that the owners of this property, ODM and Moose Building, LLC, an affiliate of ODM, will convey this property to a new single purpose limited liability company affiliated with



ODM, and that such new entity will ground lease the land and convey the existing improvements on the land to a new single purpose entity that will be wholly owned by an affiliate of Developer. The affiliate of Developer will be owned by affiliates of ODM and Related, and one or more capital partners.

2300 Cass Avenue

The Flexible Site/Office Tower Project is a planned new construction, mixed-use building comprised of first floor retail and 21 floors of Class A office space above. The building is projected to contain 556,000 GSF consisting of 10,050 GSF of retail space and 545,950 GSF of office space. 2300 Cass is located, east of Cass Avenue, west of Clifford Street, south of I-75 and north of Montcalm Street.

Construction activities are anticipated to create 2,180 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the Project are expected to create 1,790 direct permanent jobs. This Project is anticipated to start construction Fall of 2026 and to complete eligible activities and the Project in the Summer of 2028.

If chosen for development, Developer anticipates that the property owners, 2310 Cass, LLC, and ODM Parking, LLC, each an affiliate of ODM, will convey this property to a new single purpose limited liability company affiliated with ODM, and such new entity will ground lease the land, and convey the existing improvements on the land, to a new single purpose entity that will be wholly owned by an affiliate of Developer. The affiliate of Developer will be owned by affiliates of ODM and Related, and one or more capital partners.

2208 Cass Avenue

There are not proposed improvements on the parcel at the time of this application

2214 Cass Avenue

There are not proposed improvements on the parcel at the time of this application

2224 Cass Avenue

There are not proposed improvements on the parcel at the time of this application

201 W Montcalm Avenue

There are not proposed improvements on the parcel at the time of this application



(d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility; and

N/A

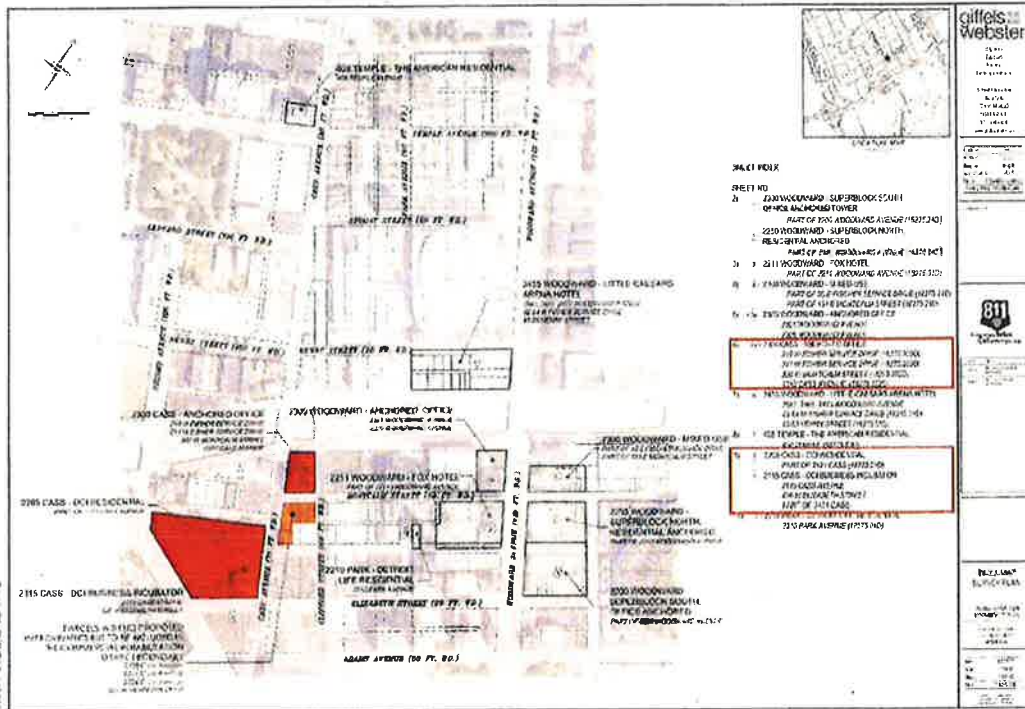


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(e) A time schedule for undertaking and completing the rehabilitation of the facility

<u>Project Name</u>	<u>Zoning Approval</u>	<u>Site Plan Approval</u>	<u>Local Financial Contribution Final Approval</u>	<u>Obtain Building Permits</u>	<u>Part II of Historic Application</u>	<u>Anticipated Commencement of Eligible Investment</u>	<u>Close on Construction Financing</u>	<u>Close on Permanent Financing</u>	<u>Construction Commencement</u>	<u>Project Completion</u>
2300 Cass - Flexible Site; Office	Summer 2026	Summer 2026	Summer 2026	Summer 2026	N/A	Fall 2026	Fall 2026	Summer 2028	Fall 2026	Summer 2028
2205 Cass - DCI Residential	Winter 2024	Winter 2024	Winter 2024	Winter 2024	N/A	Spring 2024	Spring 2024	Winter 2026	Spring 2024	Winter 2026
2115 Cass - DCI Business Incubator	Winter 2025	Winter 2025	Winter 2025	Winter 2025	N/A	Spring 2025	Spring 2025	Summer 2026	Spring 2025	Summer 2026

(f) The parcel ID(s) and Legal Description(s) of the property





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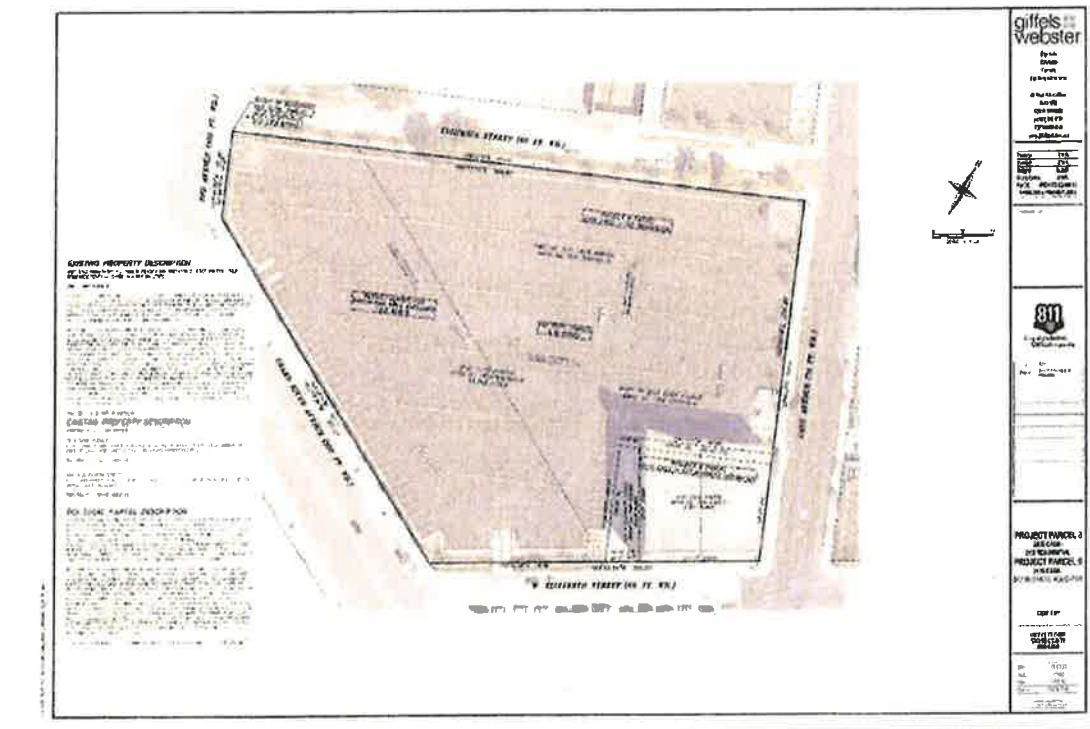
2205 Cass Avenue

EXISTING PIN AND LEGAL DESCRIPTION FOR EXISTING PIN (INCLUDES MORE LAND THAN IN PROJECT LEGAL DESCRIPTION):

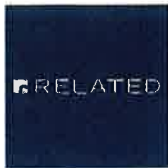
Project Type	Parcel Address	Controlling Affiliate	PIN	GIS Legal Description
Project 8 2205 Cass – DCI Residential – Mixed Use (Residential + Retail)	2121 Cass	OLYMPIA DEVELOPME NT OF MICHIGAN, LLC	02000353-6	W CASS 3 THRU 25 INCLUDING ALL OF VAC ALLEY ADJ TO SAID LOTS BLK 74--SUB PT CASS FARM L1 P74 PLATS, W C R 396.58 IRREG SPLIT/COMBINED ON 07/10/2017 FROM 02000355., 02000353-4, 02000356., 02000431., 02000432., 02002285., 02002286., 02002287-8, 02002289.;

PROJECT 8 LEGAL DESCRIPTION:

TO COME.



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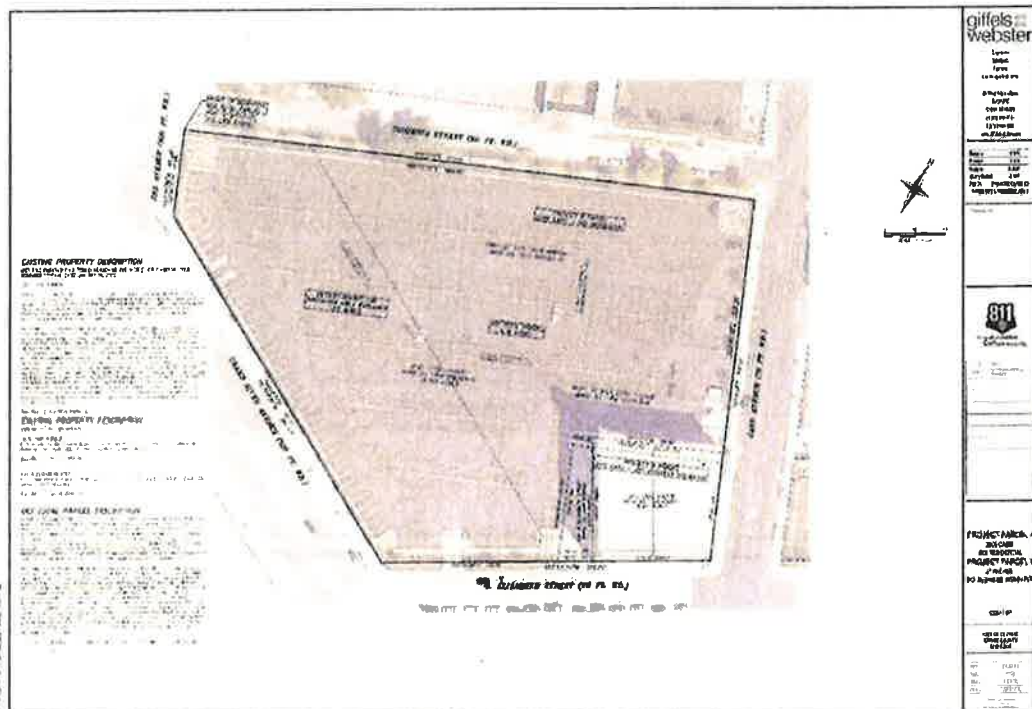
2115 Cass Avenue

EXISTING PINS AND LEGAL DESCRIPTION FOR EXISTING PINS (INCLUDES MORE LAND THAN IN PROJECT LEGAL DESCRIPTION):

Project Type	Parcel Address	Controlling Affiliate	PIN	GIS Legal Description
Project 9	2115 Cass – DCI Business Incubator (Office)	MOOSE BUILDING, LLC	2002290	W CASS 1-4 & PRIVATE ALLEY N OF & ADJ SUB PT CASS FARM L1 P135 PLATS, W C R 2/96 103.57 IRREG
	426 W ELIZABETH	MOOSE BUILDING, LLC	2000402	N ELIZABETH 5 & PRIVATE ALLEY IN REAR SUB PT CASS FARM L1 P135 PLATS, W C R 2/96 34.14 IRREG
	2121 Cass	OLYMPIA DEVELOPMENT OF MICHIGAN, LLC	02000353-6	W CASS 3 THRU 25 INCLUDING ALL OF VAC ALLEY ADJ TO SAID LOTS BLK 74--SUB PT CASS FARM L1 P74 PLATS, W C R 396.58 IRREG SPLIT/COMBINED ON 07/10/2017 FROM 02000355, 02000353-4, 02000356, 02000431, 02000432, 02002285, 02002286, 02002287-8, 02002289;

PROJECT 9 LEGAL DESCRIPTION:

TO COME.



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2300 Cass Avenue

EXISTING PINS AND LEGAL DESCRIPTION FOR EXISTING PINS:

Project Type	Parcel Address	Controlling Affiliate	PIN	GIS Legal Description
Project 5B 2300 Cass - Mixed Use (Office + Retail)	2310 CASS	2310 Cass, LLC	02002047-8	E CASS 24 & VAC CASS AVE ADJ 25&26 LOTHROPS SUB L39 P430 DEEDS, W C R 2/46 93.24 IRREG
	219 W FISHER	2310 Cass, LLC	2000491	S FISHER FWY 68 & VAC CASS ADJ SAID LOT LOTHROPS SUB L39 P430 DEEDS, W C R 2/46 51.52 IRREG
	200 W MONTCALM	2310 Cass, LLC	2000465	N MONTCALM 27 LOTHROPS SUB L39 P430 DEEDS, W C R 2/46 40 X 92.50
	211 W FISHER	ODM PARKING, LLC	2000490	S FISHER FWY 66&67LOTHROPS SUB L39 P340 DEEDS WCR 2/46 80 X 92.5

PROJECT 5B DESCRIPTION

A PARCEL OF LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING LOTS 24 THROUGH 27, INCLUSIVE, LOTS 66 THROUGH 68, INCLUSIVE, LOTHROP'S SUBDIVISION OF PARK LOT 83 AND PART OF PARK LOT 82, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 39, PAGE 430 OF DEEDS, WAYNE COUNTY RECORDS, ALSO INCLUDING ALL OF A 15 FOOT WIDE PUBLIC ALLEY LYING NORTH OF SAID LOTS 25 THROUGH 27, INCLUSIVE, ALL BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 66, SAID POINT ALSO BEING AT THE INTERSECTION OF THE WESTERLY LINE OF CLIFFORD STREET (60 FEET WIDE) AND THE SOUTHERLY LINE OF THE FISHER FREEWAY SERVICE DRIVE (VARIABLE WIDTH); THENCE SOUTH 31 DEGREES 08 MINUTES 51 SECONDS EAST, 200.00 FEET ALONG SAID WESTERLY LINE TO A POINT ON THE NORTHERLY LINE OF WEST MONTCALM STREET (50 FEET WIDE), SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 27; THENCE SOUTH 59 DEGREES 00 MINUTES 23 SECONDS WEST, 157.49 FEET ALONG SAID NORTHERLY LINE TO A POINT ON THE EASTERLY LINE OF CASS AVENUE STREET (71 FEET WIDE), SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 24; THENCE NORTH 23 DEGREES 49 MINUTES 08 SECONDS WEST, 201.58 FEET ALONG SAID EASTERLY LINE TO A POINT ON THE SOUTHERLY LINE OF THE FISHER FREEWAY SERVICE DRIVE (VARIABLE WIDTH), SAID POINT BEING AT THE NORTHWEST CORNER OF SAID LOT 68; THENCE NORTH 59 DEGREES 00 MINUTES 23 SECONDS EAST, 131.78 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING AND CONTAINING 0.66 ACRES.

Legal description basis of bearing is the Michigan State Plane Coordinate System.





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PARCELS WITH NO PROPOSED IMPROVEMENTS AT THE TIME OF THIS APPLICATION, BUT TO BE INCLUDED IN THE COMMERCIAL REHABILITATION DISTRICT BOUNDARY:

Parcel Address	Controlling Affiliate	PIN	GIS Legal Description
2208 Cass	2208 Cass, LLC	2000439	The South 54 feet of Lots 121 and 122, including that portion of vacated Cass Avenue adjacent thereto, of PLAT OF PARK LOTS 84, 85 & 86, according to the plat thereof as recorded in Liber 7 of City Records, Page 27, Wayne County Records.
2214 Cass	2208 Cass, LLC	2002044	The rear 46 feet of Lots 121 and 122, including vacated Cass Avenue adjacent, of PLAT OF PARK LOTS 84, 85 & 86, according to the plat thereof as recorded in Liber 7 of City Records, Page 27, Wayne County Records. ALSO DESCRIBED BY SURVEY AS FOLLOWS: Part of Lots 122 and 121 of PLAT OF PARK LOTS 84, 85 & 86, Liber 7, Page 27, City Records, including vacated Cass Avenue adjacent, being more particularly described as: Commencing at the intersection of the East right of way line of Cass Avenue (71 feet wide) and the North right of way line of W. Columbia Street (50 feet wide); thence along said East right of way line, North 23 degrees 49 minutes 08 seconds West, 54.45 feet to the Point of Beginning; thence continuing North 23 degrees 49 minutes 08 seconds West, 51.21 feet; thence North 59 degrees 00 minutes 06 seconds East, 56.78 feet; thence South 31 degrees 08 minutes 51 seconds East, 50.67 feet; thence South 58 degrees 52 minutes 31 seconds West, 63.30 feet to the Point of Beginning.
2224 Cass	2310 Cass, LLC	2002045	E CASS S 43.50 FT 23 & VAC CASS AVE ADJ LOTHROPS SUB L39 P430 DEEDS, W C R 2/46 43.84 IRREG
201 W Montcalm	ODM Parking, LLC	02000462-4	S MONTCALM LOT 20 THRU 22 AND 56.50 FT 23 & VAC CASS AVE ADJ LOTHROPS SUB L39 P430 DEEDS, W CR 2/46; SPLIT ON 03/23/2017 WITH 02000462-3, 02002046. INTO 02000462-4;



Attachment B: Paid Receipt of Current Taxes

Project 8 – 2205 Cass DCI Residential:

Part of existing 2121 Cass, Parcel 02000353-6

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000353-6

Parcel ID: 02000353-6
Owner Name: OLYMPIA DEVELOPMENT OF MI LLC
Property Address: 2121 CASS
Total Tax Amount: \$63,204.69
Administrative Fee: \$612.39
Interest & Penalty: \$0.00
Remaining Balance: \$31,602.34

Make payment

Remove payment

Project 9 – 2115 Cass DCI Incubator:

Part of existing 2121 Cass, Parcel 02000353-6

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000353-6

Parcel ID: 02000353-6
Owner Name: OLYMPIA DEVELOPMENT OF MI LLC
Property Address: 2121 CASS
Total Tax Amount: \$63,204.69
Administrative Fee: \$612.39
Interest & Penalty: \$0.00
Remaining Balance: \$31,602.34

Make payment

Remove payment



2115 Cass, Parcel 02002290

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02002290.

Parcel ID: 02002290.
Owner Name: MOOSE BUILDING LLC
Property Address: 2115 CASS
Total Tax Amount: \$12,863.51
Administrative Fee: \$85.18
Interest & Penalty: \$0.00
Remaining Balance: \$6,431.75

Make payment

Remove payment

426 W. Elizabeth, Parcel 02000402

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000402.

Parcel ID: 02000402.
Owner Name: MOOSE BUILDING, LLC.
Property Address: 426 W ELIZABETH
Total Tax Amount: \$1,457.36
Administrative Fee: \$13.98
Interest & Penalty: \$0.00
Remaining Balance: \$728.68

Make payment

Remove payment



Project 5B – 2300 Cass Office:

2310 Cass, Parcel 02002047-8

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02002047-8

Parcel ID: 02002047 8
Owner Name: 2310 CASS LLC
Property Address: 2310 CASS
Total Tax Amount: \$84,392.45
Administrative Fee: \$772.06
Interest & Penalty: \$0.00
Remaining Balance: \$42,196.22

Make payment

Remove payment

200 W. Montcalm, Parcel 02000465

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000465.

Parcel ID: 02000465.
Owner Name: 2310 CASS LLC
Property Address: 200 W MONTCALM
Total Tax Amount: \$14,429.70
Administrative Fee: \$138.56
Interest & Penalty: \$0.00
Remaining Balance: \$7,214.85

Make payment

Remove payment

211 W. Fisher, Parcel 02000490

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000490.

Parcel ID: 02000490.
Owner Name: ODM PARKING PROPERTIES, LLC
Property Address: 211 W FISHER
Total Tax Amount: \$9,109.09
Administrative Fee: \$86.38
Interest & Penalty: \$0.00
Remaining Balance: \$4,554.54

Make payment

Remove payment



219 W. Fisher, Parcel 02000491

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000491.

Parcel ID: 02000491.
Owner Name: 2310 CASS LLC
Property Address: 219 W FISHER
Total Tax Amount: \$20,700.10
Administrative Fee: \$191.00
Interest & Penalty: \$1,246.64
Remaining Balance: \$18,033.83

Make payment

Remove payment

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000402.

Parcel ID: 02000402.
Owner Name: MOOSE BUILDING, LLC
Property Address: 426 W ELIZABETH
Total Tax Amount: \$1,457.36
Administrative Fee: \$13.98
Interest & Penalty: \$0.00
Remaining Balance: \$728.68

Make payment

Remove payment



PARCELS WITH NO PROPOSED IMPROVEMENTS AT THE TIME OF THIS APPLICATION, BUT TO BE INCLUDED IN THE COMMERCIAL REHABILITATION DISTRICT BOUNDARY:

2208 Cass Avenue

Parcel ID: 02000439. - 2208 CASS

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000439.

Parcel ID: 02000439.
Owner Name: 2208 CASS LLC
Property Address: 2208 CASS
Total Tax Amount: \$53,551.84
Administrative Fee: \$512.12
Interest & Penalty: \$0.00
Remaining Balance: \$26,775.92

Make payment

Remove payment

2214 Cass Avenue

Parcel ID: 02002044. - 2214 CASS

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02002044.

Parcel ID: 02002044.
Owner Name: 2208 CASS LLC
Property Address: 2214 CASS
Total Tax Amount: \$1,461.08
Administrative Fee: \$11.05
Interest & Penalty: \$0.00
Remaining Balance: \$730.54

Make payment

Remove payment

2224 Cass Avenue

Parcel ID: 02002045. - 2224 CASS

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02002045.

Parcel ID: 02002045.
Owner Name: 2310 CASS LLC
Property Address: 2224 CASS
Total Tax Amount: \$9,571.04
Administrative Fee: \$91.90
Interest & Penalty: \$0.00
Remaining Balance: \$4,785.52

Make payment

Remove payment



201 W Montcalm Street

Parcel ID: 02000462-4 - 201 W MONTCALM

2022 Summer Current Property Tax - City of Detroit - Parcel ID: 02000462-4

Parcel ID: 02000462-4
Owner Name: ODM PARKING PROPERTIES, LLC.
Property Address: 201 W MONTCALM
Total Tax Amount: \$17,685.36
Administrative Fee: \$164.93
Interest & Penalty: \$0.00
Remaining Balance: \$8,842.68

[Make payment](#)

[Remove Payment](#)



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

January 11, 2023

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

RE: Commercial Rehabilitation District – **2205 Cass**
Property Address: See attached list
Parcel Number: See attached list

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Commercial Rehabilitation District located at **2205 Cass** in the **Central Business District 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 **Olympia Development of MI LLC** consists of 11 parcels of varying current use, primarily parking lots, a restaurant, and two office buildings. The developer proposes to three separate projects within the district: 1) construct an apartment building consisting of 256,050 sq.ft. and 261 apartment units, of which 54 will be affordable housing, 2) rehabilitate and expand the former Moose Lodge into an office building/business incubator and retail space with 94,200 sq.ft., and 3) demolish the former Film Exchange Building and construct a 22-floor Class A office tower with first floor retail space, consisting of approximately 556,000 sq.ft.

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.



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OFFICE OF THE ASSESSOR

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Commercial Rehabilitation District
2205 Cass
Page 2

A review of project details and applicable statutes indicated that the proposed Commercial Rehabilitation District located at **2205 Cass** in the **Central Business District area** in the City of Detroit 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



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

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Commercial Rehabilitation District
2205 Cass
Page 3

Parcel ID	Property Address	Owner	Legal Description
02000353-6	2121 CASS	OLYMPIA DEVELOPMENT OF MI LLC	W CASS 3 THRU 25 INCLUDING ALL OF VAC ALLEY ADJ TO SAID LOTS BLK 74--SUB PT CASS FARM L1 P74 PLATS, W C R 396.58 IRREG SPLIT/COMBINED ON 07/10/2017 FROM 02000355., 02000353-4, 02000356., 02000431., 02000432., 02002285., 02002286., 02002287-8, 02002289.;
02000402.	426 W ELIZABETH	MOOSE BUILDING, LLC.	N ELIZABETH 5 & PRIVATE ALLEY IN REAR SUB PT CASS FARM L1 P135 PLATS, W C R 2/96 34.14 IRREG
02000439.	2208 CASS	2208 CASS LLC	N COLUMBIA S 54 FT 122-121 & VAC CASS AVE ADJ PLAT PT PARK LOTS L7 P27 CITY RECORDS, W C R 2/71 69.75 IRREG
02000462-4	201 W MONTCALM	ODM PARKING PROPERTIES, LLC.	S MONTCALM LOT 20 THRU 22 AND 56.50 FT 23 & VAC CASS AVE ADJ LOTHROPS SUB L39 P430 DEEDS, W CR 2/46 SPLIT ON 03/23/2017 WITH 02000462-3, 02002046. INTO 02000462-4;
02000465.	200 W MONTCALM	2310 CASS LLC	N MONTCALM 27 LOTHROPS SUB L39 P430 DEEDS, W C R 2/46 40 X 92.50
02000490.	211 W FISHER	ODM PARKING PROPERTIES, LLC.	S FISHER FWY 66&67LOTHROPS SUB L39 P340 DEEDS WCR 2/46 80 X 92.5
02000491.	219 W FISHER	2310 CASS LLC	S FISHER FWY 68 & VAC CASS ADJ SAID LOT LOTHROPS SUB L39 P430 DEEDS, W C R 2/46 51.52 IRREG
02002044.	2214 CASS	2208 CASS LLC	E CASS 122-121 & VAC CASS AVE ADJ EXC S 54 FT PLAT PT PARK LOTS L7 P27 CITY RECORDS, W C R 2/71 48.52 IRREG



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PHONE: 313•224•3011
FAX: 313•224•9400

02002045.	2224 CASS	2310 CASS LLC	E CASS S 43.50 FT 23 & VAC CASS AVE ADJ LOTHROPS SUB L39 P430 DEEDS, W C R 2/46 43.84 IRREG
02002047-8	2310 CASS	2310 CASS LLC	E CASS 24 & VAC CASS AVE ADJ 25&26 LOTHROPS SUB L39 P430 DEEDS, W C R 2/46 93.24 IRREG
02002290.	2115 CASS	MOOSE BUILDING LLC	W CASS 1-4 & PRIVATE ALLEY N OF & ADJ SUB PT CASS FARM L1 P135 PLATS, W C R 2/96 103.57 IRREG



04/12/2022 04/12/2022



TO: Justus Cook, Housing and Revitalization
FROM: Shelby Holmes, Planning and Development
RE: Master Plan Interpretation for **Commercial Rehabilitation District** (PA 210) for 2205, 2115, 2300 Cass Avenue Detroit, MI 48201 (Associated to Petition # 2023-007)
DATE: January 12, 2023

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 Olympia Predevelopment, LLC.

Location and Project Proposal: 2205, 2115 and 2300 Cass Avenue Detroit, MI 48201.

Vacant land that has been used as commercial property in the immediately preceding 15 years (surface parking lot) will be the site of a new construction residential building (2205 Cass Avenue) projected to contain approximately 256,050 GSF, utilizing 247,300 GSF for 261 apartments, 54 of which will be affordable at 50% AMI, and 8,750 GSF for retail. A new construction flexible site/high-rise office tower building is proposed to replace a commercial property building that is more than 15 years old and previously used for commercial purposes and vacant property that has been used as commercial property in the immediately preceding 15 years (surface parking lot) (2300 Cass Avenue). The building will be comprised of first floor retail and 21 floors of Class A office space above. The building is projected to contain 556,000 GSF consisting of 10,050 GSF of retail space and 545,950 GSF of office space.

The former Moose Lodge building will be expanded on vacant land that has been used as commercial property in the immediately preceding 15 years (surface parking lot) and the building, which was previously used for commercial purposes, will be renovated and repurposed as a business incubator. The renovated and newly constructed building is projected to contain approximately 94,200 GSF, yielding 10,753 GSF of retail space and 83,447 GSF of office space.

Current Master Plan (MP) & Zoning: MP Classification – Mixed Residential-Commercial (MRC)
Zoning – Major Business District (B5)

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 Central Business District neighborhood describe the following recommendations:

- Policy 6.1: Provide incentives to attract businesses to participate in the rehabilitation and occupancy of the Central Business District's major office buildings.

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