

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City of Detroit

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

Brenda Goss-Andrews
Lisa Whitmore Davis
Damion Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

September 11, 2019

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the construction of a new 6-unit multi-family residential structure located at 4130 Trumbull Avenue in the Woodbridge Estates Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received one application requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the construction of a new 6-unit multi-family residential structure located at 4130 Trumbull Avenue. This application corresponds to a qualified site which will be new facility. The Levels Trumbull development at 4130 Trumbull Avenue has been designed as a 6-unit, 3-story structure with 2 residential units on each floor. The façade and motif of the building will primarily be brick and wood and should complement the existing built environment of the Woodbridge Historic District. The residential units will be flat apartment style and will be approximately 1,000 square feet. There will be an 8-car garage in the rear of the property, offering one space per unit for the residents. CPC staff has reviewed the applications and recommends approval.

The subject property has been confirmed as being within the boundaries of the Woodbridge Estates NEZ which was established by a vote of Council on September 18, 2001, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated cost of new construction 4130 Trumbull Avenue is \$200,000.00. The applicant is seeking a 12 year tax abatement. The NEZ certificate application appears to have been submitted prior to the issuance of any applicable building permits.

Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC
George A. Etheridge, City Planner, LPD

cc: Janice Winfrey, City Clerk

David Whitaker, Esq.
Director
Irvin Corley, Jr.
Executive Policy Manager
Marcell R. Todd, Jr.
Senior City Planner
Janese Chapman
Deputy Director

John Alexander
LaKisha Barclift, Esq.
M. Rory Bolger, Ph.D., AICP
Elizabeth Cabot, Esq.
Tasha Cowen
Richard Drumb
George Etheridge
Deborah Goldstein

City of Detroit
CITY COUNCIL
LEGISLATIVE POLICY DIVISION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-4946 Fax: (313) 224-4336

Christopher Gulock, AICP
Derrick Headd
Marcel Hurt, Esq.
Kimani Jeffrey
Anne Marie Langan
Jamie Murphy
Carolyn Nelson
Kim Newby
Analine Powers, Ph.D.
Jennifer Reinhardt
Sabrina Shockley
Thomas Stephens, Esq.
David Teeter
Theresa Thomas
Kathryn Lynch Underwood
Ashley A. Wilson

- **In 2016, the Council developed a new system of review for the approval of certain NEZ certificates:**

LPD assisted in developing a system for which the Council applied a greater level of scrutiny at the NEZ Zone approval stage. The recent upswing in the use of NEZs for the development of apartment buildings and condos downtown and in “Downtown Revitalization Districts,”¹ instead of just neighborhood single family residents, created a need for this review.

This Neighborhood Enterprise Zone was established in 2001, which is prior to the development of a system of additional financial review for NEZs in 2016, therefore there is no additional fiscal review for this item.

¹ Created under Michigan 2008: Public Act 204 & Public Act 228