

Prime Development Opportunity

Approximately .86 Acres (37,500 sf)



3154, 3136, 3126 Third; 708 Charlotte
Detroit, MI 48201



For additional information, contact:
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Property Overview

In partnership with the Detroit Building Authority (DBA), the City of Detroit's Housing and Revitalization Department (HRD) and Planning and Development Department (P&DD) seek submissions from qualified entities to design and construct a new commercial development in the heart of the Cass Park neighborhood. The development site contains 4 parcels: 3154, 3136, 3126 Third and 708 Charlotte. The site is approximately 37,500 square feet, or 0.86 acres. The City of Detroit seeks well-designed proposals for a pioneering new development that will build upon the inherent strengths of the area.

Background

The Property is a prime location for commercial development, and sits in one of Detroit's hottest neighborhoods. Centrally located in Greater Midtown, Cass Park is home to the new Little Caesars Arena and several new commercial establishments. The Property is generally bounded by Charlotte Street to the South and 3rd Avenue to the West. The Property is close to all major expressways, including M-10, I-75, and I-94, and is two blocks from the Qline on Woodward Avenue (which provides access to the Central Business District, Brush Park, TechTown, the New Center area, etc.).

The Property is a top development priority for the City of Detroit given its visibility, proximity to institutions and employment hubs, and its adjacency to other City controlled parcels and infrastructure investments. The City of Detroit and community stakeholders have identified the need for development products that address gaps in retail and innovative commercial space. In 2017, the University of Michigan Taubman School of Architecture and Urban Planning released a needs assessment for the lower Cass Park and Brush Park neighborhoods. The [report](#)* focused on area history and current conditions and includes valuable insights for those considering development in the area. The Property is situated in a B4 General Business District. (The zoning guidelines Attachment A provides permitted and conditional uses)



(Continued on next page)

Property Overview (Cont'd.)

Desired Development Program

The City requests submissions that incorporate commercial programming such as a restaurant, event venue, retail space or innovation hub. Mixed use proposals that include a residential component will also be considered. To better convey the vision of the development of this site, City of Detroit staff have developed a workable concept for the site, provided in Attachment A. This concept was vetted to a schematic level of design that demonstrates site capacity, and should be utilized as a guide for site planning. ***These options reflect the City of Detroit's vision for the site and are not intended to directly prescribe site development.***

* *Link to Needs Assessment Report— https://taubmancollege.umich.edu/sites/default/files/files/mup/capstones/Detroit's_Lower_Cass_final.pdf*



Bid Information

Key Dates

- Marketing Open— Monday, September 9, 2019
- Bids Due— Friday, January 31st, 2020 by 5:00pm*
 - * HRD maintains the right to extend the above deadline at its sole discretion

Response Packets

Please include the following in your bid request:

- 1) Letter of intent, which includes a narrative of the Respondent's approach to the development of the 3rd and Charlotte site.
- 2) Provide a massing of the proposed development, and/or schematic site plan and rendering.
- 3) Include a project completion schedule including start and completion dates and other key dates as identified for action. Include specific terms of site acquisition, a development budget (sources and uses), and a ten-year pro forma / operating budget analysis which clearly describes key market and financing assumptions for the project. Include the anticipated time schedule to assemble needed financial commitments, types of financing expected, specific public sources or incentives required and their impact on the financial assumptions. All proposals must include a bid price for 3rd and Charlotte.

**Special consideration will be given to submissions that include letters of interest, intent, commitment, etc. from lenders and financial institutions.*

- 4) Provide a history and overview of the Respondent's business / organization and architecture firm.
- 5) Provide a description and dates of other commercial development experience, particularly those similar in size and characteristics, completed by the Respondent.

Notes:

- Proposals should be electronic only. Please submit to parker@summitcommercialllc.com
- Submission packages should be no longer than 30 pages
- Please direct all questions to Summit Commercial



Property Description

Location:	3154, 3136, 3126 Third; 708 Charlotte Detroit, MI 48201
County:	Wayne
Zoning:	B4
Acreage:	0.86 acres (37,500 sf)
Asking Price:	\$1,312,500.00

Property Features:

- Centrally between Midtown and the District Detroit
- Two blocks off of Woodward
- Two blocks from QLine (Light Rail)
- Close Proximity to M-10, I-75, and I-94
- Close Proximity to numerous retailers (partial list):
 - Whole Foods
 - Selden Standard
 - Detroit Shipping Company
 - The Peterboro
 - Shinola
 - Rite Aid
 - Jolly Pumpkin
 - Tim Hortons
 - Starbucks
 - McDonalds

(Continued on Next Page)



Property Description (Cont'd)

- Close proximity to several institutions:
 - Little Caesars Arena
 - Comerica Park
 - Ford Field
 - District Detroit
 - Central Business District
 - Wayne State University Campus
 - Detroit Medical Center (DMC)
 - Detroit Institute of Arts
 - Charles H Wright Museum
 - Detroit History Museum
 - Detroit Library
 - Detroit Symphony Orchestra
 - University of Michigan (Detroit Campus)
 - Lawrence Tech University (Detroit Campus)
 - Michigan State University (Detroit Campus)



Parcel Map



Site Photographs



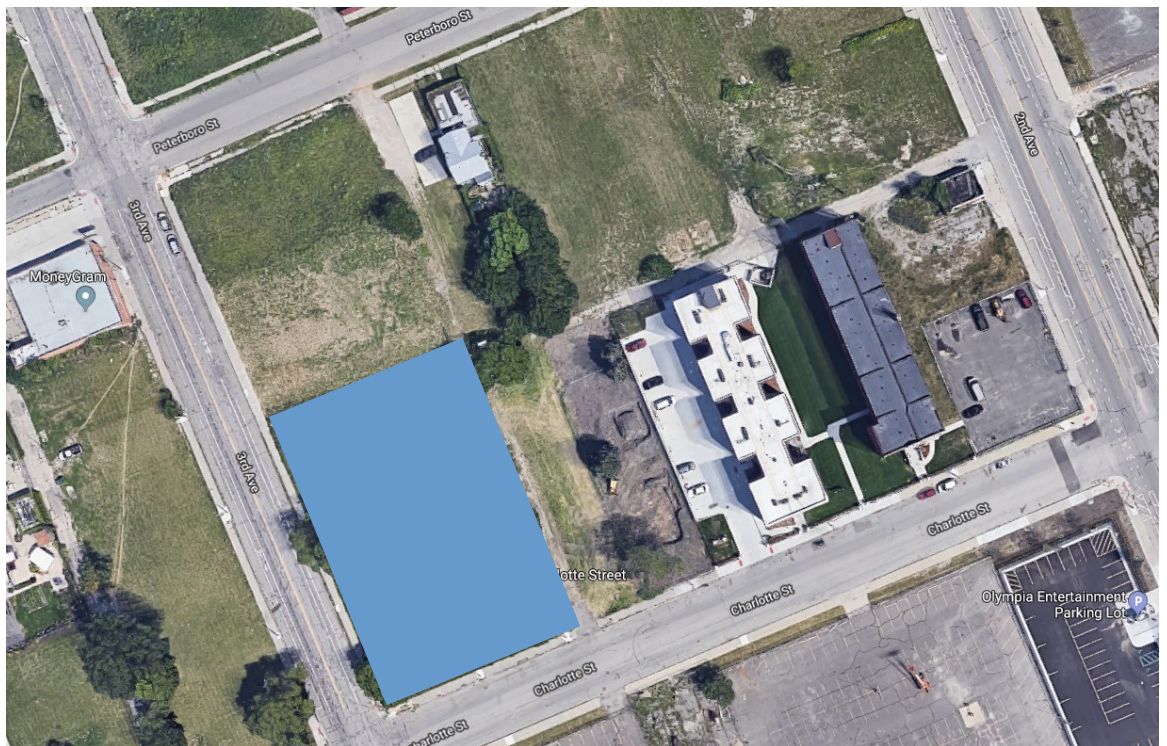
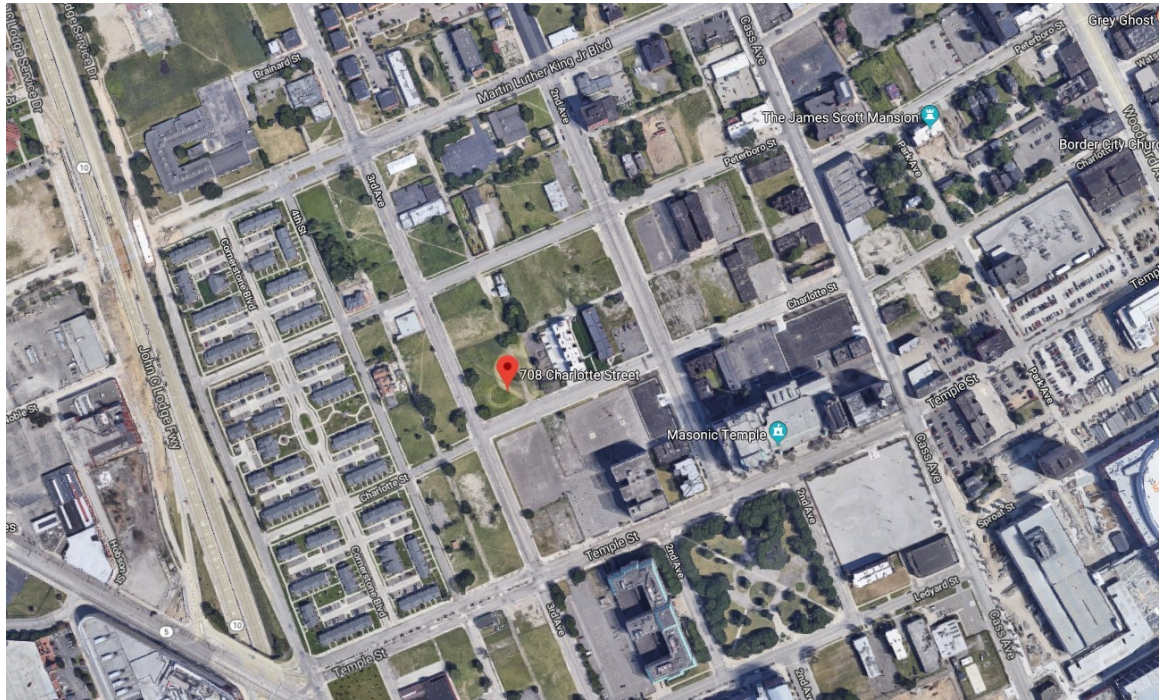
Charlotte View



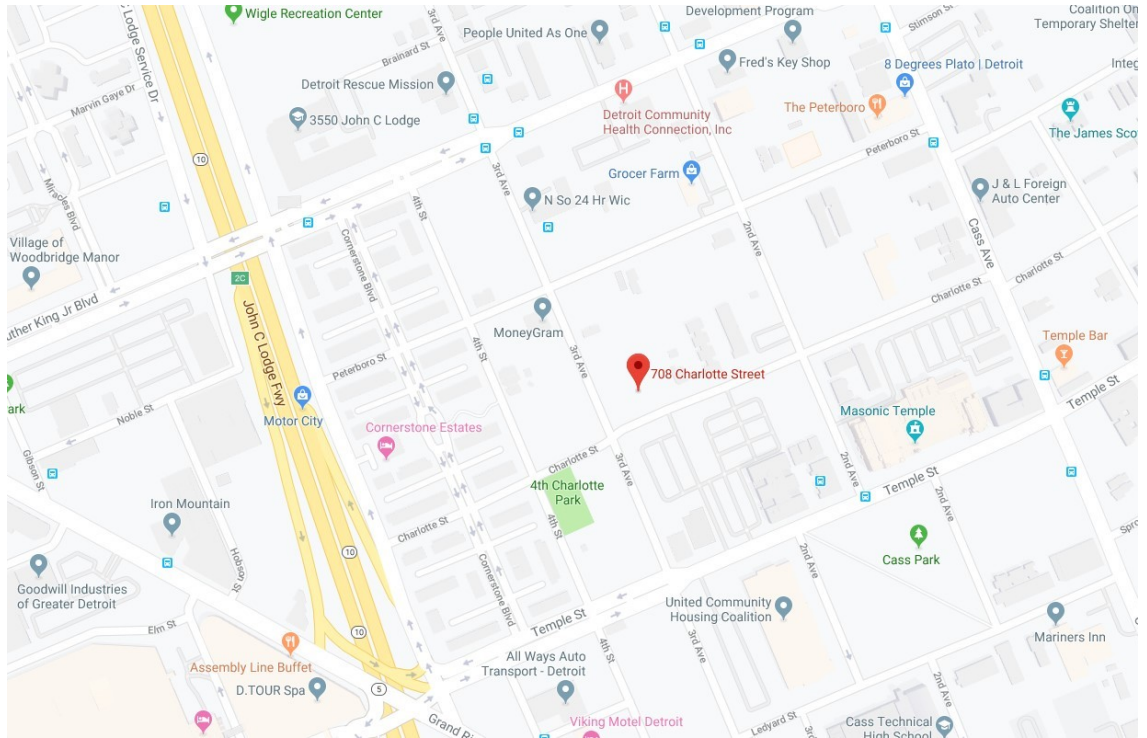
Third Ave. View



Aerial View



Location Map



Attachments

- A. Zoning Guidelines
- B. Schematic Massing Guide
- C. Legal Description
- D. Sample Development Agreement



Attachment A

Zoning Guidelines

ARTICLE IX BUSINESS ZONING DISTRICTS

Sec. 61-9-71 | Description.

establishment or a Specially Designated Distributor's (SDD) establishment be considered for drive-up or drive-through facilities.

(Ord. No. 11-05, §1, 5-28-05)

Secs. 61-9-67–61-9-70. Reserved.

DIVISION 5. B4 GENERAL BUSINESS DISTRICT

Sec. 61-9-71. Description.

The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-72. Site plan review.

Site plan review is required for all Conditional Uses and for certain by-right uses. (See ARTICLE III, DIVISION 5)

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-73. By-right uses.

Uses permitted by right in the B4 District are delineated in Sec. 61-9-74 through Sec. 61-9-78 of this Code. (See ARTICLE XII for a complete listing of all use regulations and standards, ARTICLE III, DIVISION 5 to determine when Site Plan Review is required for by-right uses, and ARTICLE XII, DIVISION 5 for accessory uses, including home occupations.)

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-74. By-right residential uses.

- (1) Assisted living facility
- (2) Boarding school and dormitory
- (3) Child caring institution
- (4) Convalescent, nursing, or rest home
- (5) Lofts, inside the Central Business District
- (6) Multiple-family dwelling where located in a Traditional Main Street Overlay Area and where combined with uses specified in Sec. 61-9-76 of this Code
- (7) Religious residential facilities



Attachment A

Zoning Guidelines

ARTICLE IX BUSINESS ZONING DISTRICTS

Sec. 61-9-75 | By-right public, civic, and institutional uses.

- (8) Residential uses, where combined in structures with permitted commercial uses and located in a Traditional Main Street Overlay Area
- (9) Shelter for victims of domestic violence
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 13-16, §1, 5-20-2016; Ord. No. 37-17-, §1, 2-6-2018)

Sec. 61-9-75. By-right public, civic, and institutional uses.

- (1) Adult day care center
- (2) Armory
- (3) Auditoriums, public
- (4) Child care center
- (5) Educational institution
- (6) Fire or police station, post office, court house, and similar public building
- (7) Governmental service agency
- (8) Hospital or hospice
- (9) Library
- (10) Museum
- (11) Neighborhood center, nonprofit
- (12) Outdoor art exhibition grounds; sculpture gardens
- (13) Outdoor recreation facility
- (14) Religious institution
- (15) Schools, elementary, middle/junior high, or high
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 37-17, 2-6-2018)

Sec. 61-9-76. By-right retail, service, and commercial uses.

- (1) Animal-grooming shop
- (2) Art gallery
- (3) Assembly hall
- (4) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone, without drive-up or drive-through facilities
- (5) Bake shop, retail
- (6) Bank without drive-up or drive-through facilities
- (7) Barber or beauty shop
- (8) Brewpub or microbrewery or small distillery or small winery, inside the Central Business District
- (9) Business college or commercial trade school



Attachment A

Zoning Guidelines

ARTICLE IX BUSINESS ZONING DISTRICTS

Sec. 61-9-76 | By-right retail, service, and commercial uses.

- (10) Cabaret, inside the Central Business District
- (11) Commissary
- (12) Customer service center without drive-up or drive-through facilities
- (13) Dance hall, public, inside the Central Business District
- (14) Dry cleaning, laundry, or laundromat
- (15) Establishment for the sale of beer or intoxicating liquor for consumption on the premises, inside the Central Business District
- (16) Hotel, inside the Central Business District
- (17) Medical or dental clinic, physical therapy clinic, or massage therapy clinic
- (18) Mortuary or funeral home, including those containing a crematory
- (19) Motor vehicles, new, salesroom or sales lots
- (20) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles
- (21) Nail salon
- (22) Office, business or professional
- (23) Parking lots or parking areas for operable private passenger vehicles, subject to [Sec. 61-12-219](#) of this Code
- (24) Parking structure
- (25) Pet shop
- (26) Private club, lodge, or similar use
- (27) Radio or television station
- (28) Radio, television, or household appliance repair shop, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare
- (29) Recreation, indoor commercial and health club
- (30) Recording studio or photo studio or video studio, no assembly hall
- (31) Restaurant, carry-out, without drive-up or drive-through facilities, except such use is prohibited on any zoning lot abutting the Woodward Avenue Gateway Radial Thoroughfare where not located in a multi-story building and integrated into a mixed-use or multi-tenant development
- (32) Restaurant, fast-food, without drive-up or drive-through facilities, where located in a multi-story building and integrated into a mixed use or multi-tenant development
- (33) Restaurant, standard without drive-up or drive-through facilities
- (34) Retail sales and personal service in business and professional offices
- (35) Retail sales and personal service in multiple-residential structures, as provided for in [Sec. 61-12-231](#) of this Code
- (36) School or studio of dance, gymnastics, music, art, or cooking



Attachment A

Zoning Guidelines

ARTICLE IX BUSINESS ZONING DISTRICTS

Sec. 61-9-77 | By-right manufacturing and industrial uses.

(37) Shoe repair shop

(38) Stores of a generally recognized retail nature whose primary business is the sale of new merchandise with or without drive-up or drive-through facilities

(39) Veterinary clinic for small animals

(Ord. No. 11-05, §1, 5-28-05; Ord. No. 34-05, §1, 12-06-05; Ord. No. 13-11, §1, 8-23-11; Ord. No. 21-12, §1, 11-2-12; Ord. No. 10-13, §1, 04-16-13; Ord. No. 38-14, §1, 10-01-2014; Ord. No. 13-15, §1, 7-11-2015; Ord. No. 37-17, §1, 2-6-2018)

Sec. 61-9-77. By-right manufacturing and industrial uses.

(1) Blueprinting shop

(2) Trade services, general

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-78. By-right other uses.

(1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this Chapter.

(2) Farmers market as defined in ARTICLE XVI DIVISION 2. Subdivision G of this Chapter

(3) Greenhouse as provided for in ARTICLE XII DIVISION 3. Subdivision H of this Chapter

(4) Hoophouse as provided for in ARTICLE XII DIVISION 3. Subdivision H of this Chapter

(5) Marinas

(6) Railroad right-of-way, not including storage tracks, yards, or buildings

(7) Signs as provided for in ARTICLE VI of this Chapter.

(8) Urban farm as provided for in ARTICLE XII DIVISION 3. Subdivision H of this Chapter

(9) Urban garden as provided for in ARTICLE XII DIVISION 3. Subdivision H of this Chapter

(Ord. No. 11-05, §1, 5-28-05; Ord. No. 10-13, §1, 04-16-13)

Sec. 61-9-79. Conditional uses.

Uses permitted conditionally in the B4 District are delineated in Sec. 61-9-80 through Sec. 61-9-84 of this Code. (See ARTICLE XII for a complete listing of all use regulations and standards, and ARTICLE XII, DIVISION 5 of this Chapter for accessory uses, including home occupations.)

(Ord. No. 11-05, §1, 5-28-05)



Attachment A

Zoning Guidelines

Sec. 61-9-80 | Conditional residential uses.

Sec. 61-9-80. Conditional residential uses.

- (1) Emergency shelter, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
 - (2) Fraternity or sorority house
 - (3) Loft, outside the Central business district
 - (4) Multiple-family dwelling
 - (5) Pre-release adjustment center, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
 - (6) Residential substance abuse service facility
 - (7) Residential use combined in structures with permitted commercial uses
 - (8) Rooming house
 - (9) Single-family detached dwelling
 - (10) Single-room-occupancy housing, nonprofit
 - (11) Town house
 - (12) Two-family dwelling
- (Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-81. Conditional public, civic, and institutional uses.

- (1) Electric transformer station
 - (2) Gas regulator station
 - (3) Outdoor entertainment facility
 - (4) Power or heating plant with fuel storage on site
 - (5) Substance abuse service facility, except such use shall not be permitted on any zoning lot abutting a designated Gateway Radial Thoroughfare
 - (6) Stadium or sports arena
 - (7) Telephone exchange building
 - (8) Water works, reservoir, pumping station, or filtration plant
- (Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-82. Conditional retail, service, and commercial uses.

- (1) Amusement park
- (2) Arcade
- (3) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone, with drive-up or drive-through facilities
- (4) Bank with drive-up or drive-through facilities
- (5) Banquet hall



Attachment A

Zoning Guidelines

Sec. 61-9-82 | Conditional retail, service, and commercial uses.

- (6) Bed and breakfast inn
- (7) Brewpub or microbrewery or small distillery or small winery, outside the Central Business District
- (8) Cabaret, outside the Central Business District
- (9) Customer service center with drive-up or drive-through facilities
- (10) Dance hall, public, outside the Central Business District
- (11) Employee recruitment center
- (12) Establishment for the sale of beer or intoxicating liquor for consumption on the premises, outside the Central Business District
- (13) Financial services center
- (14) Firearms dealership
- (15) Firearms target practice range, indoor
- (16) Food stamp distribution center
- (17) Go-cart track, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare
- (18) Golf course, miniature
- (19) Hotel, outside the Central Business District
- (20) Kennel, commercial
- (21) Lodging house, public
- (22) Motel
- (23) Motor vehicle filling station
- (24) Motor vehicles, used, salesroom or sales lot, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare
- (25) Motor vehicles, used, storage lot accessory to a salesroom or sales lot for used motor vehicles, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare
- (26) Motor vehicle services, major, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare
- (27) Motor vehicle services, minor
- (28) Motor vehicle washing and steam cleaning, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare
- (29) Motorcycles, retail sales, rental or service
- (30) Outdoor commercial recreation, not otherwise specified
- (31) Parking lots or parking areas for operable private passenger vehicles, as restricted by Sec. 61-12-219(9)(e) of this Code



Attachment A

Zoning Guidelines

Sec. 61-9-82 | Conditional retail, service, and commercial uses.

- (32) Pawnshop, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare
- (33) Plasma donation center, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare
- (34) Pool or billiard hall
- (35) Printing or engraving shops
- (36) Rebound tumbling center, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare
- (37) Rental hall
- (38) Restaurant, carry-out, with drive-up or drive-through facilities, except such use is not permitted on any zoning lot abutting the Woodward Avenue Gateway Radial Thoroughfare
- (39) Restaurant, fast-food, with drive-up or drive-through facilities, except such use is not permitted on any zoning lot abutting the Woodward Avenue Gateway Radial Thoroughfare
- (40) Restaurant, fast-food, without drive-up or drive-through facilities, where not located in a multi-story building and integrated into a mixed-use or multi-tenant development
- (41) Restaurant, standard, with drive-up or drive-through facilities, except such use is not permitted on any zoning lot abutting the Woodward Avenue Gateway Radial Thoroughfare
- (42) Restaurant, standard, without drive-up or drive-through facilities, as provided in Sec. 61-12-229(6), except such use is not permitted on any zoning lot abutting the Woodward Avenue Gateway Radial Thoroughfare
- (43) Secondhand stores and secondhand jewelry stores, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare
- (44) Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment
- (45) Tattoo and/or piercing parlor
- (46) Taxicab dispatch and/or storage, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare
- (47) Theater and concert café, excluding drive-in theaters
- (48) Trailer coaches or boat sale or rental, open air display, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare
- (49) Trailers, utility—sales, rental or service; moving truck/trailer rental lots
- (50) Youth hostel/hostel

(Ord. No. 11-05, §1, 5-28-05; Ord. No. 13-11, §1, 8-23-11; Ord. No. 38-14, §1, 10-01-2014; Ord. No. 13-15, §1, 7-11-2015; Ord. No. 37-17, §1, 2-6-2018; Ord. No. 18-18, §1, 8-30-2018)



Attachment A

Zoning Guidelines

Sec. 61-9-83 | Conditional manufacturing and industrial uses.

Sec. 61-9-83. Conditional manufacturing and industrial uses.

- (1) Confection manufacture, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare
- (2) Dental products, surgical, or optical goods manufacture, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare
- (3) Food catering establishment
- (4) Ice manufacture, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare
- (5) Jewelry manufacture, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare
- (6) Lithographing, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare
- (7) Research or testing laboratory
- (8) Toiletries or cosmetic manufacturing, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare
- (9) Tool, die, and gauge manufacturing, small items, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare
- (10) Vending machine commissary, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare
- (11) Wearing apparel manufacturing, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare
- (12) Welding shops not exceeding 4,000 square feet of gross floor area
- (13) Wholesaling, warehousing, storage buildings, or public storage houses, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare, except the Gratiot Avenue Gateway Radial Thoroughfare

(Ord. No. 11-05, §1, 5-28-05; Ord. No. 37-17, §1, 2-6-2018)

Sec. 61-9-84. Conditional other uses.

- (1) Antennas as provided for in ARTICLE XII, DIVISION 3, Subdivision G of this Chapter.
- (2) Aquaculture as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter
- (3) Aquaponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter
- (4) Hydroponics as provided for in ARTICLE XII, DIVISION 3, Subdivision H of this Chapter
- (5) Medical marijuana provisioning center facility, as provided for in ARTICLE III, DIVISION 12 of this Chapter.



Attachment A

Zoning Guidelines

ARTICLE IX BUSINESS ZONING DISTRICTS

Sec. 61-9-85 | Intensity and dimensional standards

- (6) Medical marijuana safety compliance facility as provided for in ARTICLE III, DIVISION 12 of this Chapter
- (7) Signs as provided for in ARTICLE VI of this Chapter.
- (8) Telecommunications building, private
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 10-13, §1, 04-16-13; Ord. No. 31-15, §1, 3-01-2016; Ord. No 20-18, §1, 10-14-2018)

Sec. 61-9-85. Intensity and dimensional standards

Development in the B4 District shall comply with the standards provided for in ARTICLE XIII, DIVISION 1, Subdivision C and in ARTICLE XIII, DIVISION 1, Subdivision D of this Chapter.

(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-9-86. Other regulations.

Any land use featuring drive-up or drive-through facilities shall be subject to site plan review as provided for in Sec. 61-3-113(6) of this Code. No such drive-up or drive-through facilities or outdoor walk-up pass-through feature shall be approved without strict attention to traffic safety, as provided for in Sec. 61-3-231(5) of this Code and the adequacy of vehicle stacking/access lane(s), as provided for in ARTICLE XIV, DIVISION 1, Subdivision H of this Chapter. However, in no instance shall a Specially Designated Merchant's (SDM) establishment or a Specially Designated Distributor's (SDD) establishment be considered for drive-up or drive-through facilities.

(Ord. No. 11-05, §1, 5-28-05)

Secs. 61-9-87–61-9-90. Reserved.

DIVISION 6. B5 MAJOR BUSINESS DISTRICT

Sec. 61-9-91. Description.

This district is designed to provide adequate regulations within the Central business district, the New Center Area, and may be successfully utilized in other regionally-oriented shopping and office areas.

(Ord. No. 11-05, §1, 5-28-05)

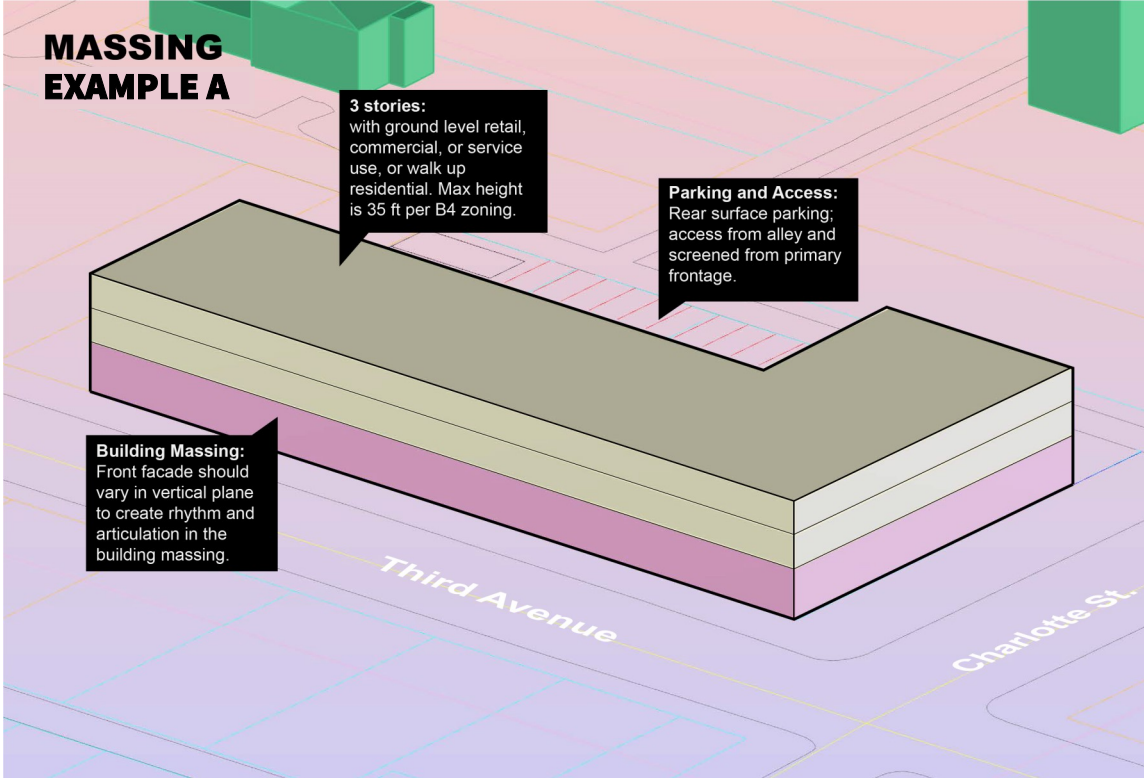
Sec. 61-9-92. Site plan review.

Site plan review is required for all Conditional Uses and for certain by-right uses. (See ARTICLE III, DIVISION 5)

(Ord. No. 11-05, §1, 5-28-05)

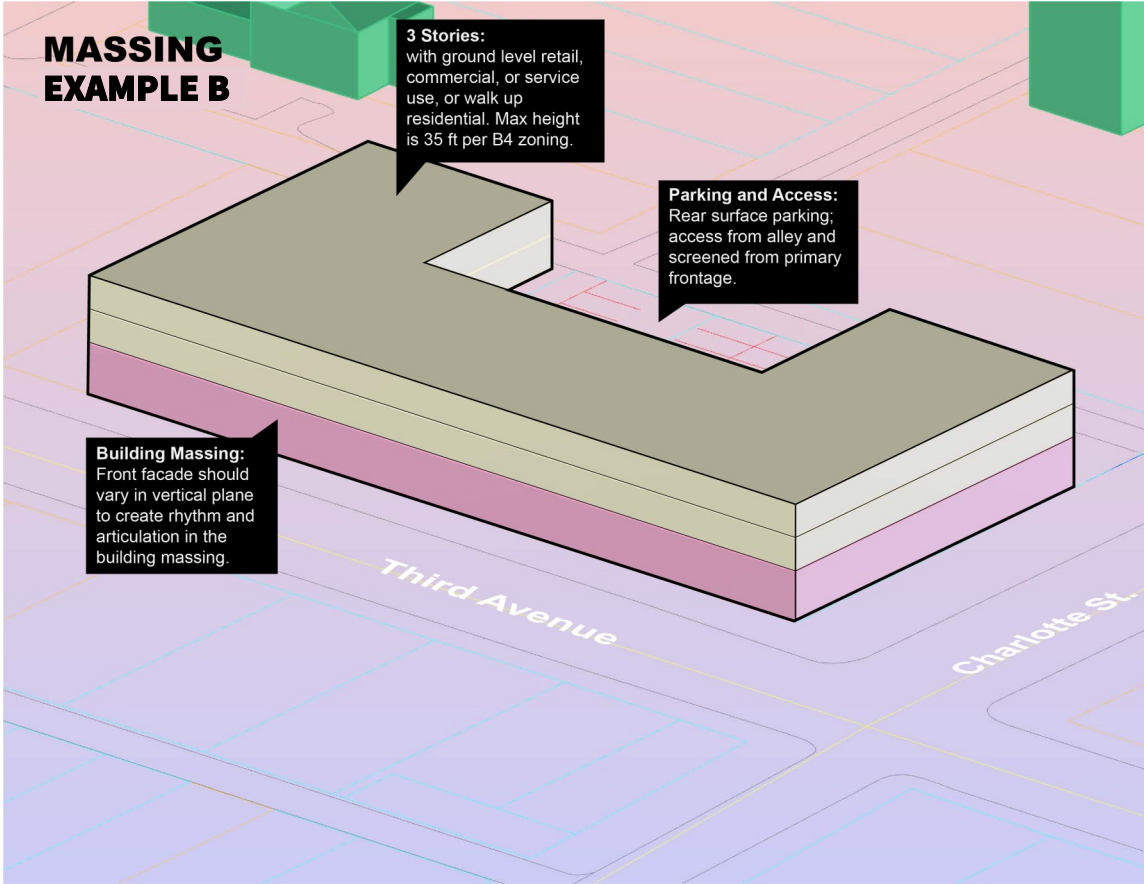
Attachment B

Schematic Massing Guide



Attachment B (Cont'd.)

Schematic Massing Guide



Attachment C

Legal Description

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

Parcel 1

E THIRD LOT 5 BLK 86 CASS FARM L1 P172 PLATS, W C R 4/28 50 X 150

a/k/a 3154 Third Avenue Detroit, MI 48201 *29B*

Ward 04 Item 003382

Parcel 2

E THIRD LOT 4 BLK 86 CASS FARM L1 P172 PLATS, W C R 4/28 50 X 150

a/k/a 3136 Third Avenue Detroit, MI 48201

Ward 04 Item 003380-1

Parcel 3

E THIRD LOT 3 BLK 86 CASS FARM L1 P172 PLATS, W C R 4/28 50 X 150

a/k/a 3126 Third Avenue Detroit, MI 48201

Ward 04 Item 003379

Parcel 4

N CHARLOTTE LOTS 1 and 2 BLK 86 CASS FARM SUB L1 P172 PLATS, W C R 4/28 150 X 100

a/k/a 708 Charlotte Street Detroit, MI 48201 *29B*

Ward 04 Item 000595

Description Correct
Engineer of Surveys

By: 

Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



Attachment D

Sample Development Agreement attached.

NOTE: The city intends to negotiate the terms and conditions of the sale and development through a development agreement, a sample of which is provided as Attachment D.

