

City of Detroit

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

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
Damion Ellis
David Esparza, AIA, LEED
Frederick E. Russell, Jr.
Donovan Smith
Angy Webb
Henry Williams

December 7, 2020

HONORABLE CITY COUNCIL

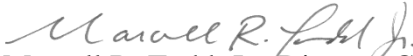
RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a multi-family 148-unit residential apartment building located at 150 Bagley Avenue in the Bagley-Clifford Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received an application requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the rehabilitation of a multi-family residential 148-unit residential apartment building located at 150 Bagley Avenue. This application corresponds to a qualified site which will accommodate the development project. The development will allow for the rehabilitation of an existing 217,300 square foot 18-story building into 148 residential apartment units on floors 2 through 18 with commercial, retail, and restaurant facilities on the 1st floor. The subject property is commonly known as the United Artists Building. The project will result in one hundred forty-eight one- and two-bedroom apartment units, 20% of which will be affordable at 80% AMI. The project will include significant interior renovations including mechanicals, flooring, countertops, cabinetry, appliances, and painting.

The subject property has been confirmed as being within the boundaries of the Bagley-Clifford NEZ which was established by a vote of Council on September 26, 2019, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated construction cost of the project is approximately \$337,838.00 per unit. The applicant is seeking a 15-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