

REFERRAL
1.9.2018

PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

OFFICE OF CONTRACTING AND
PROCUREMENT

January 4, 2018

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

2901645 100% City Funding – To Provide Property Management Functions and Transaction Facilitation of City Owned Properties – Contractor: Detroit Building Authority, Location: 1301 Third, Suite 328, Detroit, MI 48226 – Contract Period: December 31, 2017 through June 30, 2018 – Contract Increase: \$450,000.00 – Total Contract Amount: \$3,988,000.00. **PLANNING AND DEVELOPMENT (This Amendment is for increase of funds and extension of time. The original contract amount is \$3,538,000.00 and the original contract period is November 1, 2014 through December 15, 2017)**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer
Office of Contracting and Procurement

BY COUNCIL MEMBER _____

RESOLVED, that Contract No. 2901645 referred to in the foregoing communication dated January 4, 2018, be hereby and is approved.



CITY OF DETROIT
LAW DEPARTMENT

109

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 500
DETROIT, MICHIGAN 48226-3535
PHONE 313•224•4550
FAX 313•224•5505
WWW.DETROITMI.GOV

MEMORANDUM

To: Hon. City Council
Fr: C. Raimi, deputy corporation counsel
Cc: Arthur Jemison
Re: Fort Shelby – HUD 108 loan – 1st amendment to loan agreement
Dt: December 12, 2017

In 2007, the City made an \$18mm HUD 108 loan to assist in financing renovations for the Fort Shelby Hotel. The entire principle balance plus interest remains due and owing because the Hotel has not achieved sufficient cash flow to pay more than amounts due under the first mortgage held by GRS.

The City holds a 2d mortgage on the hotel to secure its loan. GRS has a \$17.5 mm loan secured by a 1st mortgage on the hotel. The most recent appraisal of the hotel shows a value of \$25 mm. It would be difficult or impossible for the City to foreclose on its second position loan, and any recovery would be minimal.

For that reason, we have been negotiating with Ft. Shelby for several years and have discussed a number of possible resolutions. Subject to City Council approval, we have agreed to amend the original loan agreement to provide the City an option, as follows:

The City agrees to forebear from initiating litigation to recover on its loan for 27 months. That is not much of a give because the City would not likely have any meaningful ability to enforce its loan during that period.

On Nov 1, 2019, the City can, at its option, initiate a process which will result in Ft. Shelby being legally required to buy out the City's position. The process will entail appraisal of the hotel to determine its then current value. The City will obtain an appraisal and Borrower can obtain an appraisal as well. If the appraisals differ by more than 5%, the parties can get a third appraisal. The average of the appraised values will be used to determine the buy-out price, subject to a floor of \$7 mm and subject to the City's right not to proceed with any buy out.

CITY CLERK 2017 DEC 19 AM 9:35

After the appraised value has been finally determined, the City has the option to demand a buyout equal to the greater of (i) \$7 million, or (ii) 77.5% of the appraised value, less the GRS first debt, and less an amount not to exceed \$1 mm for mandated hotel refurbishing. That formula guarantees a minimum payment of \$7 mm, and more if the hotel increases in value.

The payment would be due 1/2 up front and 1/2 on a 5 year note at 12% interest. The City's second mortgage will remain in place to secure the balance.

The idea is to maximize the City's recovery, recognizing that the City is in a second position and that GRS' first position materially limits any City recovery. The City is essentially receiving an option, and the City would be free to continue to hold its original note and mortgage if the City believes it would be in its interest to do so.

For those reasons we seek approval of the proposed amendment.

RESOLUTION

BY COUNCIL MEMBER _____

RE: Proposed 1st amendment to the HUD 108 loan agreement with the Fort Shelby Hotel

RESOLVED, the City is authorized to execute the 1st amendment to the HUD 108 loan agreement with the Fort Shelby Hotel.

APPROVED:

Charles N. Raimi
Deputy Corporation Counsel

_____

Dated: 12/19/17

Approved by City Council: _____

Approved by the Mayor: _____



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

110

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November 27, 2017

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

RE: A resolution to amend the Detroit Master Plan of Policies for the area northwest of the Woodward Avenue / I-75 intersection to allow for the development of an arena along with residential and commercial uses (Master Plan Change #9)

HONORABLE CITY COUNCIL:

Pursuant to the City of Detroit's City Charter (Section 8-102), the Planning and Development Department has submitted for your consideration and action a proposed Amendment to the Detroit Master Plan of Policies. Adoption by Your Honorable Body of this resolution would accommodate changes in the Master Plan of Policies that would permit the construction of a mixed-use development that would include a 20,000-seat arena, a mix of residential housing types, commercial office and retail space, and surface and structure parking.

Location

Northwest of the I-75 / Woodward Avenue intersection

The subject site is located in Neighborhood Cluster 4, Lower Woodward Neighborhood Area of the Master Plan of Policies. The site is generally bounded by Sproat Street to the north, Woodward Avenue to the east, the I-75 Freeway on the south, and Clifford Street/Cass Avenue to the west.

Existing Site Information

In May of 2015, Your Honorable Body approved the rezoning of the area to a PD (Planned Development District) zoning classification where a B4 (General Business District) zoning classification existed. The zoning amendment was requested to allow for the development of a 20,000 seat arena surrounded by a mixed use district. The arena site features ancillary functions such as offices, retail and maintenance in adjacent buildings. In close proximity to the arena, mixed used development is planned including residential, retail and office uses along Clifford and Cass. The current Master Plan of Policies Future General Land Use designation for the subject area is MRC (Mixed Residential - Commercial). The amendment to Special Commercial (CS) is for the arena site, the remaining surrounding area will remain MRC (Mixed Residential - Commercial).

Surrounding Site Information

The zoning, to the north across Sproat and to the west, across Clifford and Cass, is B4. To the south, across the Fisher Freeway, is zoned B5 (Major Business District). Across Woodward, is zoned PD. To the east, across Woodward, are residential townhouses. To the south, across the Fisher Freeway are parking lots or parking decks. To the west, across Clifford, various commercial buildings and parking lots, there are vacant apartment buildings at Cass and Henry and Mariners Inn (a shelter and

Planning



treatment center) is at the southwest corner of Ledyard and Cass. To the north, across Sproat are two single family structures fronting on Cass, the Eddystone hotel (to be developed as residential) and construction staging areas between Park and Woodward immediate south of the Wayne State University Business School (currently under construction). The Master Plan Future General Land Use designation to the south, across the Fisher Freeway, is MC (Major Commercial), the remaining area is designated MRC.

Project Proposal

The site is currently developed with a 20,000 seat arena. The arena features ancillary functions such as offices, retail and maintenance in adjacent buildings. In close proximity to the arena, mixed used development is planned, including residential, retail and office uses along Clifford and Cass.

Interpretation

Impact on Surrounding Land Use

The proposed amendment will accommodate the recently completed arena and the plans for mixed residential and commercial development in the surrounding neighborhood.

Impact on Transportation

The M-1 rail provides service along the Woodward corridor. DDOT bus routes servicing the area include the Woodward, Dexter and Hamilton lines. SMART also operates a bus route along Woodward.

Recommended Master Plan Amendment

The Planning and Development Department requests this proposed Amendment to the Master Plan of Policies to accommodate the recently completed arena and mixed use development in the area. The Planning and Development Department therefore requests that the proposed Future Land Use map in the Master Plan of Policies be changed for the area generally bounded by Sproat Street, Woodward Avenue, the I-75 Freeway and Clifford Street / Cass Avenue from "MRC", Mixed-Residential/Commercial to "CS", Special Commercial.

Respectfully submitted,


Maurice Cox, Director
Planning and Development Department

Attachments

Future General Land Use Map: Map 4-5B, Neighborhood Cluster 4, Lower Woodward
Resolution to Amend the Detroit Master Plan of Policies

cc: Stephanie Washington, Mayor's Office
Marcell Todd, CPC Director
John Baran, Executive Manager, P&DD
Kimberly Driggins, Director, Strategic Planning
Valerie Upshaw, Council Liaison, P&DD and Housing and Revitalization Department



Map 4-5B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4 Lower Woodward



Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (LI)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)



Amendment #1: 11/10/09 (PRC to INST)
Amendment #6: 10/14/14 (INST to RH, INST to MRC, RM to RH)
Amendment #12: 03/29/16 (INST to MRC, RM to MRC)
Amendment #13: 11/14/17 (INST to MRC, RH to MRC)

DETROIT MASTER PLAN OF POLICIES
MASTER PLAN CHANGE # NINE

A RESOLUTION TO AMEND THE DETROIT MASTER PLAN OF POLICIES IN THE
VICINTY OF THE WOODWARD AVENUE / I-75 FREEWAY INTERSECTION TO
ACCOMMODATE THE DEVELOPMENT A 20,000-SEAT AREAN ALONG WITH
RESIDENTIAL AND COMMERCIAL USES

By Council member _____

WHEREAS, The Detroit Master Plan of Policies, adopted July 28, 2009, consists of policies and methods for improving the City of Detroit as a place for people to live and work based upon their needs and desires; and

WHEREAS, The Detroit Master Plan of Policies is approved and adopted as a major reference for evaluating proposed development activities and/or action programs such as neighborhood plans, urban renewal plans, zoning amendments, property acquisition or disposition, and construction of public or private facilities; and

WHEREAS, The Detroit Master Plan of Policies is continuously studied and amended as needed to reflect the desires of residents, businesses, and industries of the City of Detroit; and

WHEREAS, the Planning & Development Department requests that the future general land use in the Master Plan of Policies be amended for the area northwest of the intersection of Woodward Avenue and the I-75 Freeway; and

WHEREAS, the proposed Amendment will accommodate the development of a 20,000 seat arena;

WHEREAS, the proposed development project will redevelop a vacant area and created a link between the downtown and the mixed-use sections of Midtown;

NOW, THEREFORE, BE IT RESOLVED, The Detroit Master Plan of Policies is amended as follows:

1. The only map to be modified is the Neighborhood Cluster 4, Lower Woodward Neighborhood Area Map 4-5B: for the area bounded by Sproat Street, Woodward Avenue, the I-75 Service Drive, and Clifford Street/Cass Avenue which is now shown as "MRC", Mixed-Residential/Commercial; map is changed to show "CS", Special Commercial.



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT



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November 22, 2017

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

Honorable City Council:

Re: Real Property at 4511-4533 E Seven Mile Road

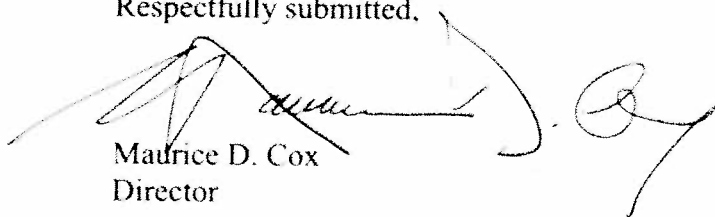
The City of Detroit Planning and Development Department (“P&DD”) has received an offer from M & L Qonja, a Michigan Limited Liability Company (“Offeror”) requesting the conveyance by the City of Detroit (the “City”) of the real property, having a street address of 4511-4533 E Seven Mile Road Detroit, MI 48234 (the “Property”).

The P&DD entered into a Purchase Agreement dated November 9, 2017 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “Deed”) for Eleven Thousand and 00/100 Dollars (\$11,000.00) (the “Purchase Price”).

Offeror intends to use vacant lots to construct a parking lot for adjacent dry cleaning that purchaser owns at 4535 E Seven Mile Rd. The proposed use is a by-right use within the designated B4 / General Business zoning district as per the City of Detroit Zoning Ordinance, Section 61-9-76 (22). Offeror shall, in addition, clean up and/or secure the property within six (6) months of closing and apply for and obtain a Certificate of Compliance for the property within eighteen (24) months of closing, with a right of reverter, written into the Deed, to be exercised by P&DD in event of default.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect the transfer of the Property by the City to the Offeror.

Respectfully submitted,



Maurice D. Cox
Director

cc: S. Washington, Mayor's Office

CITY CLERK 2017 NOV 30 4:10:43



BY COUNCIL MEMBER _____

WHEREAS, the City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from **M&L Qonja, a Michigan Limited Liability Company**(“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 4511-4533 E Seven Mile, Detroit, MI 48234, (the “**Property**”) described in Exhibit A; and

WHEREAS, P&DD entered into a Purchase Agreement dated November 9, 2017, with **Offeror**; and

WHEREAS, in furtherance of the redevelopment of the City it is deemed in the best interests of the City that the Property be sold without public advertisement or the taking of bids; and

WHEREAS Offeror intends to use vacant lots to construct a parking lot for adjacent dry cleaning that purchaser owns at 4535 E Seven Mile Rd. **The proposed use is a by-right use within the designated B4 / General Business zoning district as per the City of Detroit Zoning Ordinance, Section 61-9-76 (22).** Offeror shall, in addition, clean up and/or secure the property within six (6) months of closing and apply for and obtain a Certificate of Compliance for the property within eighteen (24) months of closing, with a right of reverter, written into the Deed, to be exercised by P&DD in event of default.

NOW, THEREFORE, BE IT RESOLVED, that the sale of Property to **Offeror**, more particularly described in the attached Exhibit A, in furtherance of the redevelopment of the City without public advertisement or the taking of bids is hereby approved; and be it further

RESOLVED, that Property may be transferred and conveyed to **Offeror**, in consideration for its payment of **Eleven Thousand and 00/100 Dollars (\$11,000.00)**; and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her designee, is authorized to execute deeds and other documents necessary or convenient for the consummation of the transaction pursuant to and in accordance with the Purchase Agreement; and be it further

RESOLVED, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)**, and broker commissions of **Five Hundred Fifty and 00/100 Dollars (\$550.00)** be paid from the sale proceeds under the City’s contract with the Detroit Building Authority; and be it further

RESOLVED, that a transaction fee of **Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00)** be paid to the Detroit Building Authority from the sale proceeds pursuant to its contract with the City; and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her designee is authorized to execute any required instruments to make and incorporate technical amendments or changes to the Quit Claim Deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the Quit Claim Deed will be considered confirmed when executed by the Director of the Planning and Development Department, or his or her designee and approved by the Corporation Counsel as to form

EXHIBIT A

LEGAL DESCRIPTION

Land in the City of Detroit, County of Wayne and State of Michigan being NORTH SEVEN MILE ROAD LOT 714 SUNSET GARDENS SUBDIVISION AS RECORDED IN LIBER 36, PAGE 94 DEEDS OF PLATS, WAYNE COUNTY RECORDS 13/244 30.27 X 100

A/K/A 4511 E Seven Mile Road
Ward 13 Item No. 008504.

Land in the City of Detroit, County of Wayne and State of Michigan being NORTH SEVEN MILE ROAD LOT 715 SUNSET GARDENS SUBDIVISION AS RECORDED IN LIBER 36, PAGE 94 DEEDS OF PLATS, WAYNE COUNTY RECORDS 13/244 20 X 100

A/K/A 4517 E Seven Mile Road
Ward 13 Item No. 008505.

Land in the City of Detroit, County of Wayne and State of Michigan being NORTH SEVEN MILE ROAD LOT 716 SUNSET GARDENS SUBDIVISION AS RECORDED IN LIBER 36, PAGE 94 DEEDS OF PLATS, WAYNE COUNTY RECORDS 13/244 20 X 100

A/K/A 4519 E Seven Mile Road
Ward 13 Item No. 008506.

Land in the City of Detroit, County of Wayne and State of Michigan being NORTH SEVEN MILE ROAD LOT 717 SUNSET GARDENS SUBDIVISION AS RECORDED IN LIBER 36, PAGE 94 DEEDS OF PLATS, WAYNE COUNTY RECORDS 13/244 20 X 100

A/K/A 4523 E Seven Mile Road
Ward 13 Item No. 008507.

Land in the City of Detroit, County of Wayne and State of Michigan being NORTH SEVEN MILE ROAD LOT 718 SUNSET GARDENS SUBDIVISION AS RECORDED IN LIBER 36, PAGE 94 DEEDS OF PLATS, WAYNE COUNTY RECORDS 13/244 20 X 100

A/K/A 4527 E Seven Mile Road
Ward 13 Item No. 008508.

Land in the City of Detroit, County of Wayne and State of Michigan being NORTH SEVEN MILE ROAD LOT 1 OF SEVEN OAKS SUBDIVISION AS RECORDED IN LIBER 36, PAGE 9 DEEDS OF PLATS, WAYNE COUNTY RECORDS 13/243 14 X 100

A/K/A 4531 E Seven Mile Road
Ward 13 Item No. 008509.

Land in the City of Detroit, County of Wayne and State of Michigan being NORTH SEVEN MILE ROAD LOT 2 OF SEVEN OAKS SUBDIVISION AS RECORDED IN LIBER 36, PAGE 9 DEEDS OF PLATS, WAYNE COUNTY RECORDS 13/243 14 X 100

A/K/A 4533 E Seven Mile Road
Ward 13 Item No. 008510.

Description Correct
Engineer of Surveys

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



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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November 27, 2017

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

Dear Honorable City Council:

Re: Real Property at 17126 Gable, Detroit, MI 48212

The City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from Caniff Plaza, LLC, a Michigan Limited Liability Company (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 17126 Gable, Detroit, MI 48212 (the “**Property**”).

The P&DD entered into a Purchase Agreement dated November 20, 2017 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “**Deed**”) for Two Thousand Four Hundred Five and 00/100 Dollars (\$2,405.00) (the “**Purchase Price**”).

Offeror intends to use vacant lot to construct a parking lot for adjacent property at 6001 E McNichols. The proposed use is a by-right use within the designated M4 / Intensive Industrial zoning district, in accordance with Section 61-10-76 (29) of the City of Detroit Zoning Ordinance. Offeror shall, in addition, clean and/or secure the property and obtain a Certificate of Occupancy for 6001 E McNichols from the City of Detroit Buildings, Safety Engineering and Environmental Department within eighteen (18) months of closing, subject to a right of reverter, written into the deed, to be reserved by the P&DD in the event of default.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect the transfer of the Property by the City to the Offeror.

Respectfully submitted,

Maurice D. Cox
Director

cc: S. Washington, Mayor's Office

CITY CLERK 2017 NOV 30 AM 10:49



BY COUNCIL MEMBER _____

WHEREAS, the City of Detroit Planning and Development Department ("P&DD") has received an offer from **Caniff Plaza, LLC, a Michigan Limited Liability Company ("Offeror")** requesting the conveyance by the City of Detroit (the "City") of the real property, having a street address of 17126 Gable, Detroit, MI 48212, (the "**Property**") described in Exhibit A; and

WHEREAS, P&DD entered into a Purchase Agreement dated November 20, 2017, with **Offeror**; and

WHEREAS, in furtherance of the redevelopment of the City it is deemed in the best interests of the City that the Property be sold without public advertisement or the taking of bids; and

WHEREAS, Offeror intends to use vacant lot to construct a parking lot for adjacent property at 6001 E McNichols. The proposed use is a by-right use within the designated M4 / Intensive Industrial zoning district, in accordance with Section 61-10-76 (29) of the City of Detroit Zoning Ordinance. **Offeror shall, in addition, clean and/or secure the property and obtain a Certificate of Occupancy for 6001 E McNichols from the City of Detroit Buildings, Safety Engineering and Environmental Department within eighteen (18) months of closing, subject to a right of reverter, written into the deed, to be reserved by the P&DD in the event of default.**

NOW, THEREFORE, BE IT RESOLVED, that the sale of Property to **Offeror**, more particularly described in the attached Exhibit A, in furtherance of the redevelopment of the City without public advertisement or the taking of bids is hereby approved; and be it further

RESOLVED, that Property may be transferred and conveyed to **Offeror**, in consideration for its payment of **Two Thousand Four Hundred Five and 00/100 Dollars (\$2,405.00)**; and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her designee, is authorized to execute deeds and other documents necessary or convenient for the consummation of the transaction pursuant to and in accordance with the Purchase Agreement; and be it further

RESOLVED, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)**, and broker commissions of **One Hundred Twenty and 25/100 Dollars (\$120.25)** be paid from the sale proceeds under the City's contract with the Detroit Building Authority; and be it further

RESOLVED, that a transaction fee of **One Hundred Forty-Four and 30/100 Dollars (\$144.30)** be paid to the Detroit Building Authority from the sale proceeds pursuant to its contract with the City; and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her designee is authorized to execute any required instruments to make and incorporate technical amendments or changes to the Quit Claim Deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the Quit Claim Deed will be considered confirmed when executed by the Director of the Planning and Development Department, or his or her designee and approved by the Corporation Counsel as to form.

EXHIBIT A

LEGAL DESCRIPTION

Land in the City of Detroit, County of Wayne and State of Michigan being EAST GABLE LOT 162
BERMAN & FRIEDMANS NORTH DET SUBDIVISION AS RECORDED IN LIBER 35, PAGE 17
DEEDS OF PLATS, WAYNE COUNTY RECORDS 13/221 30 X 100

A/K/A 17126 Gable
Ward 13 Item No. 012336

Description Correct
Engineer of Surveys

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



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

113

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November 20, 2017

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

**RE: Surplus Property For Sale
2451 McKinstry**

Honorable City Council:

We are in receipt of an offer from Margaret Valencia, the adjoining property owner, to purchase 2451 McKinstry, for the amount of \$200. This property consists of vacant land measuring approximately 4600 square feet and zoned R-2 (Two Family Residential District).

The Offeror proposes to fence the property and create greenspace, removing the blight and enhancing the appearance of her residence at 2439 McKinstry. This use is permitted as a matter of right in a R-2 Zone.

We, therefore, request that your Honorable Body adopt the sale and authorize the Director of the Planning and Development Department, or his authorized designee, to issue a quit claim deed to the property and such other documents as may be necessary to effectuate the sale, with Margaret Valencia.

Respectfully submitted,

Maurice Cox
Director
Planning & Development Department

MC/AJM

cc: Stephanie Washington, Mayor's Office
Arthur Jemison, HRD

CITY CLERK 2017 DEC 15 PM 3:45



By Council Member _____

WHEREAS, the City of Detroit Planning and Development Department ("P&DD") has received an offer from Margaret Valencia, an individual ("Offeror") requesting the conveyance by the City of Detroit of real property having a street address of 2451 McKinstry (the "Property"), more particularly described in the attached Exhibit A; and

WHEREAS, Offeror intends to rehabilitate 2451 McKinstry for use as greenspace and to enhance the appearance of her adjacent residence at 2439 McKinstry, which is permitted as a matter of right in a R-2 (Two Family Residential District) Zone;

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the Offer to Purchase and the foregoing communication, the Director of the Planning and Development Department, or his authorized designee, be and is hereby authorized to issue a quit claim deed to 2451 McKinstry, the property more particularly described in the attached Exhibit A, and such other documents as may be necessary to effectuate the sale, to Margaret Valencia, for the amount of \$200.

(See Attached Exhibit A)

EXHIBIT A

Land in the City of Detroit, County of Wayne and State of Michigan being Lot 49: Wm. Tait's Subd'n of Out Lot 42, P.C. 30, City of Detroit, Wayne Co., Michigan. Rec'd L. 16, P. 68 Plats, W.C.R.

a/k/a 2451 McKinstry

Ward 16 Item 009537



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

114

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December 19, 2017

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

Re: Correction

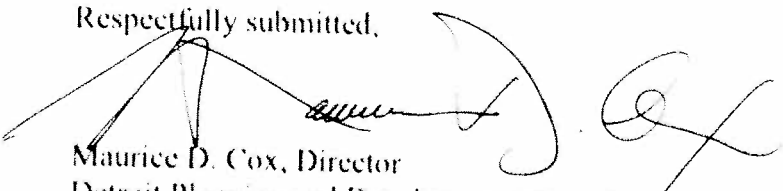
**Real Property Sale to Herman Kiefer Development, LLC of 1151 Taylor, 8700 Byron, 1501
Hazelwood and 9027 John C. Lodge, Detroit, MI**

Honorable City Council:

By resolutions adopted September 29, 2015, June 20, 2017, and September 19, 2017 your Honorable Body authorized the transfer of the referenced property to Herman Kiefer Development, LLC, a Michigan limited liability company. There is no change to the parcels being transferred. The attached exhibit serves only to correct a scrivener error in the original approval.

We request that your Honorable Body approve the replacement of the exhibit A of the September 29, 2015, June 20, 2017 and September 19, 2017 resolutions with the attached Exhibit A.

Respectfully submitted,


Maurice D. Cox, Director
Detroit Planning and Development Department

CITY CLERK 2018 JAN 4 PM 2:07

By Council Member _____

RESOLVED, that the resolutions adopted September 29, 2015, June 20, 2017, and September 19, 2017 authorizing the transfer of 1151 Taylor, 8700 Byron, 1501 Hazelwood and 9027 John C. Lodge, Detroit, Michigan to Herman Kiefer Development, LLC be amended to replace Exhibit A with the attached Exhibit A.

RESOLVED, that the Director of the Planning and Development Department, or his or her designee is authorized to execute any required instruments to make and incorporate technical amendments or changes to the Quit Claim Deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale.

EXHIBIT A

All that part of Outlot 5, of PLAT OF 1/4 SECTION 46, 10,000 ACRE TRACT, according to the plat thereof as recorded in Liber 6 of Deeds, pages 352, 353 and 354, Wayne County Records, EXCEPT that part lying within the following described parcel: Beginning at a point in the West line of Hamilton Avenue, 100 feet wide, said point being distant, North 26 degrees 34 minutes 47 seconds West, 22.87 feet from the intersection of the North line of Barbour and Rexford's Subdivision of Lots 1, 2, 3, 4, 39, 40, 41, 42, 43, 44, 45, and 46 of F.B. Hooper Subdivision of Lots 2 and 3 of 1/4 Section 46, 10,000 acre tract as recorded in Liber 24, Page 11 of Plats Wayne County Records, with the Westerly line of Hamilton Avenue, 100 feet wide; thence along the westerly line of Hamilton Avenue, 100 feet wide, North 26 degrees 34 minutes 47 seconds West, 272.47 feet to a point; thence along a line South 63 degrees 37 minutes 11 seconds West, 415.42 feet to a point; thence along a line North 26 degrees 35 minutes 54 seconds West, 88.71 feet to a point; thence along a line South 63 degrees 08 minutes 02 seconds West, 379.43 feet to a point on the Easterly line of Byron Avenue, 66 feet wide; thence along the Easterly line of Byron Avenue, 66 feet wide, South 26 degrees 27 minutes 51 seconds East, 355.29 feet to a point; thence along a line North 63 degrees 48 minutes 43 seconds East, 795.61 feet to the place of beginning.

ALSO

Outlot 6, of PLAT OF 1/4 SECTION 46, 10,000 ACRE TRACT, according to the plat thereof as recorded in Liber 6 of Deeds, pages 352, 353 and 354, Wayne County Records, also known as Lots 1 through 50, both inclusive and all the streets and alleys included, of HUGO H. STENDER'S SUBD'N OF OUTLOT 6, QUARTER SECTION 46, 10,000 A.T., according to the plat thereof as recorded in Liber 24 of Plats, page 26, Wayne County Records.

ALSO

Outlots 7 and 8, of PLAT OF 1/4 SECTION 46, 10,000 ACRE TRACT, according to the plat thereof as recorded in Liber 6 of Deeds, pages 352, 353 and 354, Wayne County Records, described as follows: Beginning at the Southeasterly corner of Lot seven (7) of the subdivision of quarter section forty six (46) of the Ten Thousand Acre Tract, so-called, according to the recorded plat thereof in Liber 6 of Deed on page 353 Wayne County Records; thence Northerly along the Easterly line of Lots Seven (7) and Eight (8) of the above subdivision said line being the center of Hamilton Boulevard a distance five hundred six (506) feet to a point; thence Westerly and parallel with the Southerly line of said Lot Seven (7) a distance of Eight Hundred Sixty one (861) feet to a point, thence Southerly and parallel with the Easterly line of Lot Seven (7) and Eight (8) aforesaid a distance of five hundred six (506) feet, thence along Southerly line of Lot Seven (7) eight hundred sixty one (861) feet to the place of beginning, EXCEPT those parts taken for the widening Hamilton Avenue and Byron Avenue.

ALSO

Lots 49 and 50, of BLACK'S ADDITION TO HIGHLAND PARK VILLAGE ON OUTLOTS 9 AND 10 ON 1/4 SECTION 46 OF THE 10,000 ACRE TRACT, according to the plat thereof as recorded in Liber 14 of Plats, page 78, Wayne County Records, EXCEPT those parts taken for widening Hamilton Avenue and Byron

A/K/A 1151 Taylor
Ward 06 Item 00438.001

Lots 29 through 69, both inclusive, of BESSENGER AND MOORE'S SUB. OF PART OF QUARTER SECTION 10,000 ACRE TRACT, according to the plat thereof as recorded in Liber 22 of Plats, page 85, Wayne County Records.

ALSO

Lots 1 through 27, both inclusive, of BESSENGER AND MOORE'S BLAINE AVE. SUB'N OF LOT 16 1/4 SECTION 46, 10,000 ACRE TRACT, according to the plat thereof as recorded in Liber 24 of Plats, page 65, Wayne County Records.

ALSO

Lots 1 through 39, both inclusive, and vacated Gladstone Ave and vacated adjacent alleys of THE MIMNAUGH SUBDIVISION OF THE WEST 1/2 OF LOTS 14-15, 1/4 SECTION 46, 10,000 ACRE TRACT, according to the plat thereof as recorded in Liber 21 of Plats, page 24, Wayne County Records.

A/K/A 1501 Hazelwood
Ward 06 Item 002154

Lots 4 through 14, both inclusive, the East 22 feet of Lot 15, Lots 37 through 41, both inclusive, and the East 22 feet of Lot 36, including the vacated alleys adjacent thereto, of HAWLEY'S COLUMBIAN SUBDIVISION, OF PART OF OUTLOTS 9 AND 10 1/4 SECTION 46 10,000 ACRE TRACT, according to the plat thereof as recorded in Liber 18 of Plats, page 86, Wayne County Records.

A/K/A 9027 John C Lodge
Ward 6 Item 002229

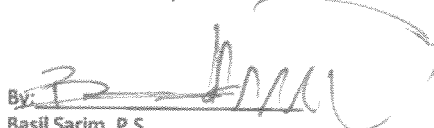
City of Detroit, Engineer of Surveys B.S.

Exhibit A (Continued)

All of that part of Lots 4 and 5, of PLAT OF 1/4 SECTION 10,000 ACRE TRACT, according to the plat thereof as recorded in Liber 6 of Deeds, pages 352, 353 and 354, Wayne County Records, described as follows: Beginning at a point in the West line of Hamilton Avenue, 100 feet wide, said point being distant, North 26 degrees 34 minutes 47 seconds West, 22.87 feet from the intersection of the North line of Barbour and Rexfords Subdivision of Lots 1, 2, 3, 4, 39, 40, 41, 42, 43, 44, 45 and 46 of F.B Hooper Subdivision of Lots 2 and 3 of 1/4 Section 46, 10,00 acre tract as recorded in Liber 24, Page 11 of Plats, Wayne County Records, with the Westerly line of Hamilton Avenue, 100 feet wide, thence along the Westerly line of Hamilton Avenue, 100 feet wide, North 26 degrees 34 minutes 47 seconds West, 272.47 feet to a point; thence along a line South 63 degrees 37 minutes 11 seconds West, 415.42 feet to a point; thence along a line North 26 degrees 35 minutes 54 seconds West, 88.71 feet to a point; thence along a line South 63 degrees 08 minutes 02 seconds West, 379.43 feet to a point on the Easterly line of Byron Avenue, 66 feet wide; thence along the Easterly line of Byron Avenue, 66 feet wide, South 26 degrees 27 minutes 51 seconds East, 355.29 feet to a point; thence along a line North 63 degrees 48 minutes 43 seconds East, 795.61 feet to the place of beginning.

A/K/A 8741 John C Lodge and 8700 Byron
Ward 06 Item 004348.002L

Description Correct
Engineer of Surveys

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

115

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Wednesday, January 03, 2018

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

LEGISLATIVE POLICY DIVISION PLANNING AND DEVELOPMENT DEPARTMENT
CITY PLANNING COMMISSION BOARD OF ZONING APPEALS
CITY COUNCIL

1000 Crowne Plaza Detroit Downtown Riverfront, request for City Council to review proposed New High-Rise Tower Project in the PCA District.

December 20, 2017

Detroit City Council
c/o City Clerk
200 Coleman A. Young Municipal Center
Detroit, Michigan 48226

RE: Petition to Review a New Hotel High-Rise Tower Project in the PCA, Zoning District Map #1

Honorable Detroit City Council,

Pursuant to the Detroit Ordinance and Detroit City Code, I hereby respectfully request Detroit City Council to consider a review of our proposed New Hotel High-Rise Tower Project in the PCA District.

Kindly refer this petition to the City Planning Commission and the Planning Department. Please inform me of the assigned Petition Number assigned to this request. My contact information follows below:

Contact Person:	Gerardo Carreno
Address:	2 Washington Blvd.
City:	Detroit, MI 48226
Telephone:	313-782-4303
FAX:	313-965-4557
E-Mail Address:	gc@cpdetroit.com

We look forward to your review and favorable response.

Sincerely,

~~Berardo Carreno~~
~~Asset Manager~~

Crowne Plaza Detroit Downtown Riverfront

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 84

CPC File #: _____

Date of Filing: _____

RE: _____

City Planning Commission
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
(313) 224-6225 (phone)
(313) 224-4336 (fax)

**APPLICATION FOR DEVELOPMENT PROPOSAL APPROVAL IN THE
PD (PLANNED DEVELOPMENT), PC (PUBLIC CENTER) AND
PCA (RESTRICTED CENTRAL BUSINESS DISTRICT) ZONING DISTRICTS**

The City Council of the City of Detroit requires a report and recommendation from the City Planning Commission on development proposals proposed in PD, PC, and PCA zoning districts. Please provide the following necessary information regarding the proposal so that the Commission may proceed in its review and processing of this request.

Section 61-3-3 of the Detroit Zoning Ordinance states that application for rezoning may be initiated by petition from:

1. all owners of the property that is the subject of the application;
2. the owners' authorized agents;
3. any review or decision-making body; or
4. other persons with a legal interest in the subject property, such as a purchaser under contract.

Petitions of the City Council are to be made through the City Clerk, via separate written request prepared by the applicant or the completion of form available from the City Planning Commission.

The applicant will be notified at least seven (7) days prior to the meeting at which the proposal will appear on the Commission's agenda.

The applicant (or a representative of the applicant) is expected to be in attendance at the required public hearings to present the proposal and to answer any questions regarding the matter.

The City Planning Commission may request all necessary information pertaining to any development matters referred to it by the City Council in carrying out its duties as set forth in Section 4-302 and 6-204 of the 2012 City Charter.

Failure to answer all pertinent questions and to supply all of the requested information will delay processing of this proposal.

NOTE: Applicants proposing a rezoning to the PD (Planned Development District) zoning classification must complete this application.

Signature of Applicant: _____

Date: _____

ZONING FEE:

Effective January 11, 1995, the applicant will be charged a fee for the processing of a request to rezone property. The fee schedule is as follows:

| <u>Size of Property</u> | <u>Fee</u> |
|-------------------------|--|
| One acre or less | \$350.00 |
| Over one acre | \$350.00 for the first acre plus \$25.00
for each additional acre to a maximum
of \$1,000.00 |

Payment of the fee must be in the form of a check or money order payable to the "City of Detroit - Treasurer". When the City Planning Commission has accepted payment, the applicant should formally submit the petition to the office of the City Clerk.

ZONING CHANGE PROCEDURES:

A change in the zoning classification on property located within the City of Detroit requires action by the City Planning Commission (after the holding of a State-required public hearing) and approval by the City Council (after the holding of a Charter-required public hearing).

A change in zoning usually takes from three to four months to accomplish (from the date of submittal of the complete application to the effective date of the zoning change).

At each of the required public hearings, all owners of property, residents, businesses and known community organizations within 300 feet of the property in question are notified of the proposal and of the time, date and place of the hearing. The applicant will be responsible for posting public notice of the public hearing on the property in question in a manner acceptable to the Planning Commission. The persons so notified are invited to attend the hearing, hear presentations on what is being proposed, and express their opinions on the proposal if they so desire.

It is mandatory that the applicant, or the applicant's officially designated representative, attend both of the public hearings and justify to the satisfaction of the members of the City Planning Commission and the members of the City Council that the current zoning classification is inappropriate, and that the proposed change and resultant development can take place and be accomplished without adversely affecting the surrounding properties.

ITEMS 1 - 20 TO BE COMPLETED BY ALL APPLICANTS

- (1) Name of Applicant: DETROIT CONVENTION CENTER HOTEL
Address of Applicant: 2 WASHINGTON BLVD.
City, State, Zip Code: DETROIT MI 48226
Telephone Number: 313-782-4303
- (2) Name of Property Owner: OPERADORA DE SERVICIOS PARA HOTELES DE LUJO
Address of Property Owner: 2 WASHINGTON BLVD
City, State, Zip Code: DETROIT, MI 48226
Telephone Number: 313-782-4303
- (3) Name of Architect (if any): ARCHITECTURAL DESIGN INC
Address of Architect: 374 BOARDMAN-POLAND STE 201
City, State, Zip Code: YOUNGSTOWN, OHIO 44512
Telephone Number: 330-726-6390
- (4) Proposed Manager (if any): PONTCHARTRAIN DETROIT HOTEL
Address of Manager: 2 WASHINGTON BLVD.
City, State, Zip Code: DETROIT, MI 48226
Telephone Number: 313-9650200
- (5) Name of Developer: _____
Address of Developer: _____
City, State, Zip Code: _____
Telephone Number: _____
- (6) Title of Proposal: DETROIT CONVENTION CENTER HOTEL

(7) General Description of Proposal: New Highrise Hotel Tower

(8) Address of Subject Parcel: 2 WASHINGTON BLVD

Between LARNED and JEFFERSON
(Street) (Street)

(9) Legal Description of Subject Parcel: (May be attached)

(ATTACHED)

(10) General Location of Subject Property:

Downtown Detroit across from Cobo Convention Center

(11) Present Zoning of Subject Parcel:

PCA

(12) Proposed Zoning of Subject Parcel (if change is being requested):

No change requested

(13) Size of Subject Parcel (Dimensions): _____

(Acreage): _____

(18) Gross Square Footage of Each Total Structure and Each Floor of Each Structure(s):

(A) New Hotel Tower - Gross 448,301 sq ft
Typical Floor 15,915 sq ft

(C) _____

(D) _____

(E) _____

(19) Height (in stories and feet) of Each Structure(s):

(A) New Hotel Tower - 28 stories
Approximately 338'-0"

(C) _____

(D) _____

(E) _____

(20) Total Gross Square Footage of All Structures: Gross 448,301 sq ft

COMPLETE LINES 21 - 25 IF RESIDENTIAL DEVELOPMENT IS PROPOSED

(21) The total number of each type of residential building proposed (townhouse, garden apartments, etc.)

Not Applicable

(22) Total Number of Dwelling Units: _____ of which

_____ are efficiency units of _____ sq. ft. each;

_____ are 1-bedroom units of _____ sq. ft. each;

_____ are 2-bedroom units of _____ sq. ft. each;

_____ are 3-bedroom units of _____ sq. ft. each; and

_____ are other (specify) _____ of _____ sq. ft. each.

(23) Anticipated Rent Structure: _____

(24) Number of Subsidized Units: _____

(25) Special Amenities Provided (swimming pool, community area, outdoor recreation, etc.)

Not Applicable

(26) IF NON-RESIDENTIAL DEVELOPMENT IS PROPOSED, STATE IN DETAIL THE INTENDED USE OF THE BUILDING(S):

COMPLETE ITEMS 27 - 29 IF THE PROPOSED DEVELOPMENT IS WITHIN A CITIZENS' DISTRICT COUNCIL AREA

Not Applicable

(27) Name of Citizens' District Council: _____

(28) Date of Citizens' District Council Approval: _____

(29) Date of Detroit Housing Commission Approval: _____

REMAINING ITEMS TO BE COMPLETED BY ALL APPLICANTS

- (30) Total Number of Off-Street Parking Spaces Proposed: 226 of which
226 will be structure parking and 0 will be surface parking.
- (31) Size of Surface Parking Area (square feet): Not Applicable
- (32) Size of Parking Structure Ground Coverage (square feet): 16,228
- (33) Number of Levels: Seven
- (34) Number of off-street parking spaces required by Zoning Ordinance: 1,215
- (35) Types of Financing/Subsidy Mechanisms: _____

- (36) (IF APPLICABLE) Number and type of structure(s) presently existing on site that are to be demolished as part of this development: None

- (37) (IF APPLICABLE) Legal description of streets and alleys (or portions thereof) to be vacated (a separate sheet must be attached justifying in substantial detail such vacations and stating impact such vacations would have on adjacent properties; in addition, because staff of the Commission will be contacting the Department of Transportation, the Department of Public Works, the Police Department and the Fire Department and requesting each Department's official written opinions on these vacations, time will be saved if the applicant has already made the necessary contacts and has attached the Department's official opinions in writing to this application)

(38) (IF APPLICABLE) Legal Description of streets and alleys to be dedicated (may be attached); (in addition, because staff of the Commission will be contacting the Department of Transportation, the Department of Public Works, the Police Department and the Fire Department and requesting each Department's official written opinions on these dedications, time will be saved if the applicant has already made the necessary contacts and has attached the Department's official opinions in writing to this application):

(39) (IF APPLICABLE) Nature of Necessary Modification to an Adopted Development Plan:

Not Applicable

(40) Describe any energy saving features of this development:

(41) Community Organizations and/or Block Clubs contacted by applicant:

Group Name/Address

Contact Person/Phone Number

| | |
|-------|-------|
| <hr/> | <hr/> |
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(42) Adjacent Property Owners, Businesses or Residents contacted by Applicant:

| Indicate: | | | | |
|------------------|--------------|--------------------|-------------------|--------------|
| | Owner | | Address of | |
| | Business | | Adjacent Property | Phone |
| Name | Resident | Address | | |
| FOUNDATION HOTEL | BOB LAMBERT | 250 W. LAUREN ST | | 314-210-4255 |
| GOBO | PATRICK BERO | 1 WASHINGTON BLVD. | | |
| PARKING LOT | | | | |
| REDCO | | | | |
| | | | | |

(43) Number of new employees anticipated as a result of this proposal:

Temporary: 400

Permanent: 150

(44) Anticipated Beginning Construction Date: FALL - WINTER 2018

(45) Anticipated Construction Completion Date: Partial- 2021

Total- 2021

(46) Letters of Review and/or comment from Reviewing Agencies attached:

| | |
|------------------------------------|------------------------|
| <u> </u> D-DOT | Dated: <u> </u> |
| <u> </u> Planning & Development | Dated: <u> </u> |
| <u> </u> Recreation | Dated: <u> </u> |
| <u> </u> Police | Dated: <u> </u> |
| <u> </u> Fire | Dated: <u> </u> |
| <u> </u> Public Lighting | Dated: <u> </u> |
| <u> </u> Aviation | Dated: <u> </u> |
| <u> </u> Air Quality Management | Dated: <u> </u> |
| <u> </u> DPW | Dated: <u> </u> |
| | Dated: <u> </u> |
| | Dated: <u> </u> |

PLANS AND MAPS:

Submit ten (10) copies of plans and maps of the proposed development at a scale of not less than 1" = 20' if the subject parcel is under 3 acres, and not less than 1" = 100' if the subject parcel is 3 acres or more. Such plans and maps are to be fully dimensional and must include the following details:

- A. Outline of subject parcel with all adjacent and abutting public right-of-way lines.
- B. Layout and configuration of all buildings presently existing on the subject parcel.
- C. Layout and configuration of all proposed buildings and existing buildings to remain on the subject parcel.
- D. Layout and configuration of proposed parking area(s), access road(s), and screening, as well as vehicular and pedestrian circulation patterns within and adjacent to the site.
- E. Sign location(s) and detail(s) (if applicable).
- F. Survey indicating existing on-site utility easement(s) and installation location(s).
- G. Landscaping plan indicating height (existing height or height at time of planting), species and location of such, and indicating which are existing and which are to-be-planted.
- H. All elevations of proposed building(s) with indication of the type of exterior materials to be used.
- I. Location and design of pedestrian and driveway/parking area lighting fixtures (if applicable).
- J. Location of alleys and/or streets to be vacated and/or dedicated (if applicable).
- K. Location of all outside trash or rubbish storage areas.