

**A RESOLUTION REGARDING THE REDEVELOPMENT OF
THE HISTORIC EDDYSTONE HOTEL AND THE PLAN FOR THE
CATALYST DEVELOPMENT AREA**

By Council Member _____:

WHEREAS The Detroit City Council has approved the expansion of the Downtown Development Authority (DDA) boundaries and the corresponding Tax Increment Financing Authority district in order to establish the 45 block Catalyst Development Area (Project Area); and

WHEREAS The Project Area, as defined in the DDA Plan, includes the proposed Detroit Events Center and various opportunities for new construction, restoration and renovation of existing buildings (historically designated and eligible for historic designation) as well as alteration and enhancement of the infrastructure; and

WHEREAS The developer, Olympia Development of Michigan, LLC (ODM), has committed in writing to redevelop the historic Eddystone Hotel within the Project Area, and include a 20% affordable housing component, if a demolition permit is issued for the former Park Avenue Hotel within the Project Area;

WHEREAS The DDA and ODM together recognize the need to develop a district plan to guide the redevelopment of the Project Area;

WHEREAS The Detroit City Council wishes to re-affirm its support of the conditions and commitments required of ODM and DDA in the *Resolution Approving the Transfer of City-Owned Land, With Conditions, to the Downtown Development Authority for the Catalyst Development Project* dated February 4, 2014; **NOW, THEREFORE, BE IT**

RESOLVED That pursuant to its written commitment to the City of Detroit, ODM shall redevelop the historic Eddystone Hotel within the Project Area, and include a 20% affordable housing component, if a demolition permit is issued for the Park Avenue Hotel within the Project Area; in addition, prior to the demolition permit being issued, ODM shall petition the City Council to rezone the Eddystone Hotel Historic District to a PD zoning designation, and further, upon the approval of the DDA, the Master Development Agreement between the DDA and ODM, shall be amended to require the redevelopment of the historic Eddystone for commercial and residential uses, including a 20% affordable housing component. Any exterior work that takes place shall be in compliance with the elements of design of the Eddystone Hotel Historic District, which are set forth in Section 25-2-158 of the 1984 Detroit City Code; **BE IT FURTHER**

RESOLVED That the DDA and ODM shall work with the Planning and Development Department, Department of Public Works, City Planning Commission staff and other City agencies as warranted to develop a district plan for the Project Area to be reviewed by the City Planning Commission and the City Council; and **BE IT FURTHER**

RESOLVED That the conditions and commitments set forth in the *Resolution Approving the Transfer of City-Owned Land, With Conditions, to the Downtown Development Authority for the Catalyst Development Project* dated February 4, 2014, are hereby re-affirmed and incorporated by reference herein; and **BE IT FINALLY**

RESOLVED That a copy this Resolution be forwarded to the Mayor's Office, the Downtown Development Authority and Olympia Development of Michigan, LLC.