

April 30, 2024

Mr. Jason Jones
Tekton Development
Tidwell Development, & City on the Rise, LLC
440 Burroughs St.
Suite #125
Detroit, MI 48202

Re: Adaptive Reuse of 64 Edmund

Dear Mr. Jones:

I am a member of the Brush Park community and I own the property located at 2830 John R, Detroit MI, 48201, and am also a member of the City Modern Homeowners' Association. Thank you for discussing your proposed development at the recent Brush Park CDC meeting. As per your request, I am writing this letter to acknowledge your communication and engagement with us as members of the community.

Based on your presentation, materials, and description of your project, I am comfortable with the following:

- The development team has presented their site plan, architectural elevations, renderings, and project timing to neighborhood community on April 9, 2024. At this time, Jason Jones, Anthony Askew, Sean Tidwell and other members of the project team made themselves available to discuss their proposed project.
- In general, I support the proposed density, noting that the adaptive re-use of the existing structure as well as additions to the existing structure can be constructed by right on the PD-zoned property.
- I support adding the proposed type of housing to the neighborhood, which will help diversify the existing housing stock and add more homeowner neighbors to the community.
- This proposed project will restore a historic, vacant, blighted, and under-utilized property back to functional and productive use.
- The Brush Park community has developed our own Development Guidelines that speak through the Form Based Code of the City of Detroit, and I believe that this project meets the majority of our design standards.
- I understand that the proposed development is within the Brush Park Historic District and will require Historic District Commission approval. Based on what was shared, I am broadly supportive of the project and its vision.
- I understand that the proposed development lies within an existing Neighborhood Enterprise District which will allow the future homeowners a reduction of their potential future tax burden.

I ask that you provide continued updates so that our community may remain engaged throughout the development process. Specifically, I would also ask that you provide at least two additional formal presentations to the community as to updates to the project over the course of its development.

Sincerely,



Nicole Bradstreet