

April 25, 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 writing to acknowledge receipt of your communication and engagement with the Brush Park community regarding the proposed development at 64 Edmund. As a member of this community and owner of the property located at 2450 Woodward Ave, I appreciated your presentation and the opportunity to discuss and consider your project.

After reviewing the presentation, materials, and discussions with you and your team, I am comfortable with the following aspects of the proposed development:

- Accessibility and availability of Jason Jones, Anthony Askew, Sean Tidwell, and other members of the project team to discuss the project.
- Presentation of site plans, architectural elevations, renderings, and project timing by the development team.
- General support for the proposed density, noting that the adaptive re-use of the existing structure aligns with PD zoning regulations.
- Support for adding diverse housing options to the neighborhood, contributing to the revitalization of the community.
- Recognition of the project's contribution to restoring a historic property and addressing blight.
- Alignment of the project with Brush Park's Development Guidelines and City of Detroit's Form Based Code.
- Understanding of potential approvals required for the project and support for its vision.
- Awareness of the project's location within the Brush Park Historic District and its implications for Historic District Commission approval.
- Understanding of the project's location within an existing Neighborhood Enterprise District and its potential benefits for future homeowners.

I appreciate your outreach to gather community input and introduce the proposed project. Moving forward, I request continued updates on the project's progress to ensure ongoing community engagement. Additionally, I encourage at least two additional formal presentations to community members to provide updates on the project's development.

Thank you for your attention to these matters, and I look forward to further discussions.

Sincerely,



Benjamin L. Smith