



February 26, 2018

Michael Van Overbeke  
VanOverbeke, Michaud & Timmony, P.C.  
79 Alfred Street  
Detroit, MI 48201

**Re: Brush Park CDC Response to 112 Edmund Development Presentation**

Brush Park Community Development Corporation (the “CDC”) forwards this letter to provide feedback on the revised development proposed for 112 Edmund (the “112 Edmund Project”). The Project was presented to the community at our November 2017 public meeting and is now one part of a three building development proposed by the developer to build (a) a first floor retail + parking deck at 105 Alfred (the “Alfred Parking Deck”) and (b) a four story mixed use building at 2827 John R. (the “John R. Mixed Use Building”). The developer indicated that these three projects were dependent on each other, and that one project would not proceed without the development of the others. The developer has asked the CDC to provide its written recommendation as to whether (i) the CDC supports the sale of City owned land to the developer to complete the 112 Edmund Project and (ii) whether the CDC supports a proposed 7-story height of the 112 Edmund Project.

After voting, the CDC has determined to abstain from supporting or not supporting the 112 Edmund Project. While we generally have favorable opinions of the 112 Edmund Project, the community does not support the Alfred Parking Deck. At the public meeting, most board members and several members of the community expressed concerns about the entrance/exit of the parking deck and traffic flow onto Alfred. Based upon experience with other parking lots and decks on east-west residential streets in the neighborhood, we are concerned that the entrance/exit to the parking deck as presented (being off Alfred) will create a nuisance and unreasonably impede traffic on a residential street. In addition, we are concerned about the visual impact of a parking deck on the three historic homes on Alfred. While the community was presented with renderings of the 112 Edmund Project and John R. Building that enabled us to understand how the aesthetic of those buildings would fit into the neighborhood, we did not receive any indication of how the Alfred Parking Deck would look and how it would be designed to respect historic homes as neighboring structures. Because the 112 Edmund Project was presented as being directly tied to the development of the Alfred Parking Deck and John R. Mixed Use Building, the CDC abstains from supporting the 112 Edmund Project until the developer presents a parking plan that addresses the above community concerns. We invite you to consider our recommendations and present a revised plan to the community as soon as you are able.

By a vote of 6 in favor, 2 not in favor and one abstention, the CDC does support the proposed 7 story height of the 112 Edmund Project as it is comparable to the heights of existing structures and CDC supported structures under development on John R.

Again, we thank you for commitment to Brush Park and look forward to continuing the community discussion regarding these projects.

Sincerely,

A handwritten signature in black ink, appearing to read "Karissa Holmes". The signature is fluid and cursive, with the first name "Karissa" being more prominent than the last name "Holmes".

Karissa Holmes, Secretary

Cc: City of Detroit Planning & Development