



234 Winder Street • Detroit, MI 48201 • www.BrushParkCDC.org • BrushParkCDC@Gmail.com

January 30, 2019

Schostak Brothers & Company
17800 Laurel Park Drive North, Suite 200C Livonia, MI 48152
Steve J. Duczynski
duczynsk@schostak.com

Re: Brush Park CDC Response for Brush Park South

Brush Park Community Development Corporation (the "CDC") forwards this letter in response to the updated presentation regarding the Brush Park South development (the "Project").

The Project was presented before the CDC and the Brush Park community at a public meeting held on Tuesday, January 15, 2019. While CDC approval was being sought for the application of brownfield tax credits for the Project, feedback from the community focused on the revisions to the project design and the timing of the project developments. Residents were disappointed that first floor retail has been removed from half of the development front Brush Street and not happy that there would be little to no activation of the sidewalks in these locations. There were several comments and questions about the timing and progress of the development, including the parcels that will remain vacant for several years until development of the condos and townhomes. Given that the condos and townhomes are not slated to be developed until 2024, residents are concerned about the use, or lack thereof, of considerable acreage in this development, which does not align with the communities desire for a walkable vibrant neighborhood. There were several questions and concerns about the design of the buildings, including lack of raised bases (and the historical incompatibility), the color of the buildings, and the height of the East of Brush Building when compared to a one-story building that current exists adjacent to the potential development. One resident was particularly upset about the lack of sustainability initiatives embedded in such a large project, such as roof water collection or solar energy panels.

Much consideration was given to the Project by the CDC Board. By a vote of 1 in favor, 1 objection and 6 abstention, the Board voted to refrain from giving an opinion on the Project. Please see the attached comments from the board members, which are provided for informational purposes.

We thank you again for your time in meeting with the Brush Park community.

Sincerely,

A handwritten signature in blue ink, appearing to read "KH", is written over a light blue horizontal line.

Karissa Holmes, Secretary
Cc: City of Detroit Planning & Development

Attachment A: Poll Comments for “Brush Park South”

Below are the opinions submitted by CDC Board Members during the voting process for reference and consideration. Please note, the opinions have no bearing on the Board's final vote and are included for reference only.

Comment 1

I do not recall the DBRA seeking CDC input for brownfield tax programs on development projects in the past. Given the substantial changes to this project, including the removal of 50% of the first floor retail, the developer should have been required to seek updated CDC input on the design of the project. Several matters concern me about this project, including inactive street front on Brush street due to reduction in retail.

I am most concerned about the temporary parking lots and landscaped areas behind the A1, A2, A3 buildings. Although the plan is eventually for them to be developed into the townhomes condos, based on the developers timeline, that will take at least 3 years and when we enter another recession, may not happen at that time. At a minimum, I would like to see the landscaped areas activated into small parks or other public green space features because they will likely be present on the site indefinitely.

Lastly, I am still concerned about the EOB building and how a 5-6 story building is placed next to a 1 story historic building. The developer should respect the height of the existing building and at least step the project down partially (to perhaps 3 stories) on that side of the building. They've given no concern to the existing context of the neighborhood in designing this building.

Finally, CPC should require a commitment that the temporary parking lots cannot be used for game day/event parking. The CDC has previously expressed concerns over new parking lots within the neighborhood, and have declined to support them. Allowing such a large space of land to be used as surface parking is inconsistent with our previous positions.

Comment 2

I echo the concerns of the board and of the community in a majority of the 4.4 acres that was sold to this developer (Without an RFP) being converted to a surface lot for AT LEAST five years. Developer stated that construction of any townhomes, or carriage homes on those lots would not start until 2024 at the earliest.

Developer stated, in responding to a community question, that there was an agreement with the City of Detroit, that if not developed within a specific time frame the property would revert back to the city. I currently abstain from voting, and do not think as a board, we should vote, until have more specific details and/or see the agreement. I do not feel comfortable voting on a Brownfield plan for City Owned Lots, when there is no guarantee that the proposed structures will actually be constructed.

Comment 3

I agree the most concerning aspect of this project are the temporary landscape areas and surface lots behind the A1, A2, A3 buildings. This condition will be in place way too long if not indefinitely. Even as an attempt to improve the condition, it would not be appropriate here or adequate in lieu of true development for the temporary landscaped areas to be programmed as public space. An acceptable solution would be for the developer to complete one block before moving on to the next.



Comment 3 (cont.)

I am OK with the removal of some retail and replacing with walk-up residential units since this use also provides a semi-active frontage and given the amount of planned retail in the neighborhood. However, the walk-up units should be designed with a raised-base consistent with historic patterns and guidelines (3' to 7'). As presented, the walk-up units had just one to three steps (6" to 1'-6").

I am voting to Not Support this project because I do not support any approval that helps move this project forward given the current phasing plan, even if it is just Brownfield.

