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April 5, 2019

James Van Dyke
Executive Vice President, The Roxbury Group
1117 Griswold Street #1416
Detroit, MI 48226

Re: Hotel Bonstelle New Development

The Brush Park Community Development Corporation (the "CDC") forwards this letter to indicate our support for the proposed "Hotel Bonstelle" development for the property located at Woodward Avenue and Eliot Street (the "Project").

The Project plan for the proposed new construction of a 12-story hotel was presented before the CDC and the Brush Park community at a public meeting held on March 19, 2019. Community members attending the meeting were generally receptive of the Project.

By a vote of 6 in favor, 0 objections, and 0 abstentions, the Board voted to support the Project. Attachment A contains the opinions offered by the Board during the voting process for your consideration; please note, the opinions have no bearing on the Board's vote and are included for reference only.

We thank you again for your commitment to Brush Park and making a positive impact in our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Karissa Holmes", written in a cursive style.

Karissa Holmes, Secretary

Cc: City of Detroit Planning & Development

Attachment A: Poll Comments for “Hotel Bonstelle”

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 support this project and the shared parking concept; however, the parking structure where the hotel is parking (part of the SOMA development) should not be allowed as a 580-space structure without another primary use; the retail is not enough. The structure should be improved to be a true mixed-use building with a parking component that supports the hotel and other uses. When this project was originally supported by the CDC, the structure had a residential component and the SOMA plan showed a larger vision.

Comment 2

I support this project, but the developer should use all reasonable means to work with SOMA to make it possible for hotel patrons + valet to enter the SOMA parking deck from the alley rather than having patrons drive around John R. to Erskine to enter the parking deck. This will undoubtedly cause even more congestion to an already congested area.