



April 26, 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 resident of the Brush Park community and I live and operate my business at 2826 John R St, Detroit, MI. Thank you for presenting to the Brush Park community earlier this month at our Brush Park CDC meeting. I found your proposed development to be well thought out and believe it will be a tremendous addition to our neighborhood. Thank you for taking the time to engage with the community and for sufficiently addressing any of our concerns.

Based on your presentation, materials, and description of your project, we are comfortable with the following:

- Jason Jones, Anthony Askew, Sean Tidwell and other members of the project team were accessible and available to discuss their proposed project.
- The development team has presented their site plan, architectural elevations, renderings, and project timing.
- 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 may require some, yet to be determined, approvals. We are supportive of the project and its vision.
- I understand that the proposed development is within the Brush Park Historic District and will require Historic District Commission approval. We are 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. We are supportive of the project and its vision.

Please continue to provide updates so that our community is continually engaged. We would also ask that you provide at least two additional formal presentations to our members of our community as to updates to the project over the course of the development.

Thank you,

A handwritten signature in black ink that reads "Nevan Shokar". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Nevan Shokar
Principal, Shokar Group LLC

2826 John R St
Detroit, MI 48201

734-716-7347