

May 3, 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 member of the Brush Park community and I live at 55 Adelaide. Thank you for sharing your presentation and discussing your proposed development. As per your request, we are writing this letter to acknowledge your communication and engagement with us as members of the community.

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

- Jason Jones, Anthony Askew, Sean Tidwell and other members of the project team have been 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. are supportive of the project and its vision.

I appreciate that you have reached out to us for input and that you have introduced your proposed project to our community. I ask that you provide continued 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.

Sincerely,

Jason Dunlap