

Lauren Hood, MCD
Chairperson
Donovan Smith
Vice Chair/Secretary
Marcell R. Todd, Jr.
Director

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Brenda Goss Andrews
Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Melanie Markowicz
Frederick E. Russell, Jr.

January 11, 2023

HONORABLE CITY COUNCIL

RE: Request of Ballpoint Bagley, LLC to amend Article XVII, Section 50-17-2, District Map No. 1 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD2 (Special Development District, Mixed Use) zoning classification where an R3 (Low Density Residential District) zoning classification is currently shown on the property commonly known as 1451 Bagley Street (**RECOMMEND APPROVAL**)

PROPOSAL

Before this Honorable Body is the request of Ballpoint Bagley LLC. The developer is proposing to rezone land at the southeast corner of Bagley and Trumbull, more commonly known as 1451 Bagley Street.

The proposal includes the rehabilitation of the existing 3,300 square foot (sf) building and addition of 2,300 sf of new construction to the building. This is being proposed to allow for a mixed-use development with ground floor retail and second floor office space.



1451 Bagley Street

The developer is planning for the office space to consist of 18 private suites ranging from 50-100 square. The target customers for the suites are 1-2 person businesses and remote workers who live within Corktown that are looking for private workspace outside of their homes. The suites are designed to offer more privacy and permanence than working from a kitchen table or a coffee shop. On-site amenities will include a conference room and phone booth rooms, along with private balconies for at least two of the offices. The space is intended to be a community resource for the Corktown neighborhood.

Current Zoning

R3- LOW DENSITY RESIDENTIAL DISTRICT

The R3 Low Density Residential District is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single- and two-family dwellings, townhouses, multi-family dwellings, and community facilities necessary to serve a residential district.

Proposed Zoning

SD2- SPECIAL DEVELOPMENT DISTRICT, MIXED-USE

The SD2 Special Development District is designed to encourage a complementary mixture of more intensive pedestrian and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

The zoning classification and land uses surrounding the subject area are as follows:

North: R3; Alpino Detroit (Standard Restaurant)

East: R3; Residential homes (Single Family)

South: R3; Residential home

West: SD2; Clement Kern Gardens (Multiple-Family dwellings)

Zoning Impacts

During the public engagement that CPC staff attended, there seemed to be overwhelming support for the project. Due to being land locked, the developer does not have site capacity to build typical accessory parking without demolishing the subject historic structure, so they plan to seek a parking variance at the Board of Zoning Appeals. Although, the site does not have capacity to build new parking stalls, the developer has created an alternative parking strategy.

CPC staff worked with the developer to devise a plan for parking that has received strong support from the surrounding community. The parking strategy seeks to do the following:

- solidify a shared parking agreement with an existing neighboring business in order to accommodate some office and retail users

- provide incentives for users within a 20-minute walking and biking distance with a tiered pricing structure, prioritizing those within the community who are less likely to need parking
- utilize existing on-street parking while barring tenants from parking immediately in front of adjacent residences
- Attract low-traffic businesses for the retail space in the development (e.g. those with minimal customers on-site at a time)

COMMUNITY INPUT & PUBLIC HEARING RESULTS

The petitioner has engaged multiple entities throughout the Corktown neighborhood via their regularly scheduled community meetings. Those entities include:

- Corktown Business Association
- Corktown Historical Society
- Corktown East End Block Club

Throughout the public engagement that CPC staff attended, there seemed to be support for the project.

During the public hearing at the City Planning Commission on November 17, 2022 for this matter, several people spoke in support for the proposal. The sentiment of the public hearing speakers is that they believe this development will be a good addition to the neighborhood and draw more people to support the existing businesses. Additionally, 18 letters of support from surrounding property owners were received (see attached).

Zoning Ordinance Approval Criteria

According to Sec. 50-3-70, Approval Criteria, recommendations and decisions for zoning map amendments shall be based on the following criteria:

(1) Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.

The proposed map amendment meets a trend in the area, in that, the surrounding corner parcels were previously rezoned to allow for mixed-use development also. The developer and other neighbors have expressed the desire to increase retail and office activity in the area to create a more vibrant atmosphere. This rezoning aids in achieving this goal.

(2) Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this chapter.

The subject site is located within the Corktown area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies (MP). The Future Land Use map for this area shows Low/Medium Density Residential (RLM). The Planning & Development Department has submitted a Master Plan Interpretation letter, stating that the proposed zoning district is generally consistent with the MP because it will not change the overall character of the neighborhood.

(3) Whether the proposed amendment will protect the health, safety, and general welfare of the public.

The proposed zoning change is probable to have a positive impact on the community and is not expected to have any deleterious effect on the health, safety and welfare of the public.

The developer has responded to initial concerns regarding parking for the site by publicizing their parking strategy to the community and City staff. Since then, the surrounding community has clearly expressed their support for the proposed zoning change. Below is a synopsis of the supportive sentiment of neighbors in immediate proximity to the subject site.

NEAREST NEIGHBOR SENTIMENTS



Slide from presentation that shows comments from neighbors of subject site

(4) *Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development.*

There is currently a building at the subject site that is being serviced. So the existing public services will be adequate, even once the addition to the building is completed.

(5) *Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management.* There are no major negative impacts to the natural environment anticipated.

(6) *Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract.*

The proposed amendment is projected to have a beneficial impact to the property in the vicinity of the subject tract. Members of the community have expressed the desire for a more vibrant intersection at Trumbull Avenue and Bagley Street. The retail and office space will bring new

pedestrian activity that is expected to translate into patrons for other businesses at this intersection.

(7) *The suitability of the subject property for the existing zoning classification and proposed zoning classification.*

The subject property lies at an intersection where surrounding parcels have also been rezoned to the SD2 zoning classification in recent years. This shows a trend towards more mixed-use development and the desire for goods and services within the community. The development that results from those prior rezonings is seemingly meshing with the fabric of the neighborhood well. Therefore, it seems that the current proposal will also be suitable.

(8) *Whether the proposed rezoning will create an illegal "spot zone."*

The proposed rezoning will not create an illegal spot zone. PDD has determined that the proposal is generally consistent with the Master Plan.

CONCLUSION AND RECOMMENDATION

The overwhelming support from the surrounding community expressed through 18 letters and no stated opposition, demonstrates that the neighbors of this site believe the development will integrate well into the community. The community is seeking to bring more people into the neighborhood to support the existing retail. Some have also expressed the desire to have convenient office spaces in the community. The developer has been very intentional regarding community engagement and has addressed early concerns which has led to nearly full consensus from neighbors.

Based on all of these factors, on November 17, 2022, the City Planning Commission voted to take same day action and recommend approval of the rezoning request to show an SD2 (Special Development District, Mixed Use) zoning classification where an R3 (Low Density Residential District) zoning classification is currently shown on the property commonly known as 1451 Bagley Street.

Respectfully submitted,

LAUREN HOOD, CHAIRPERSON

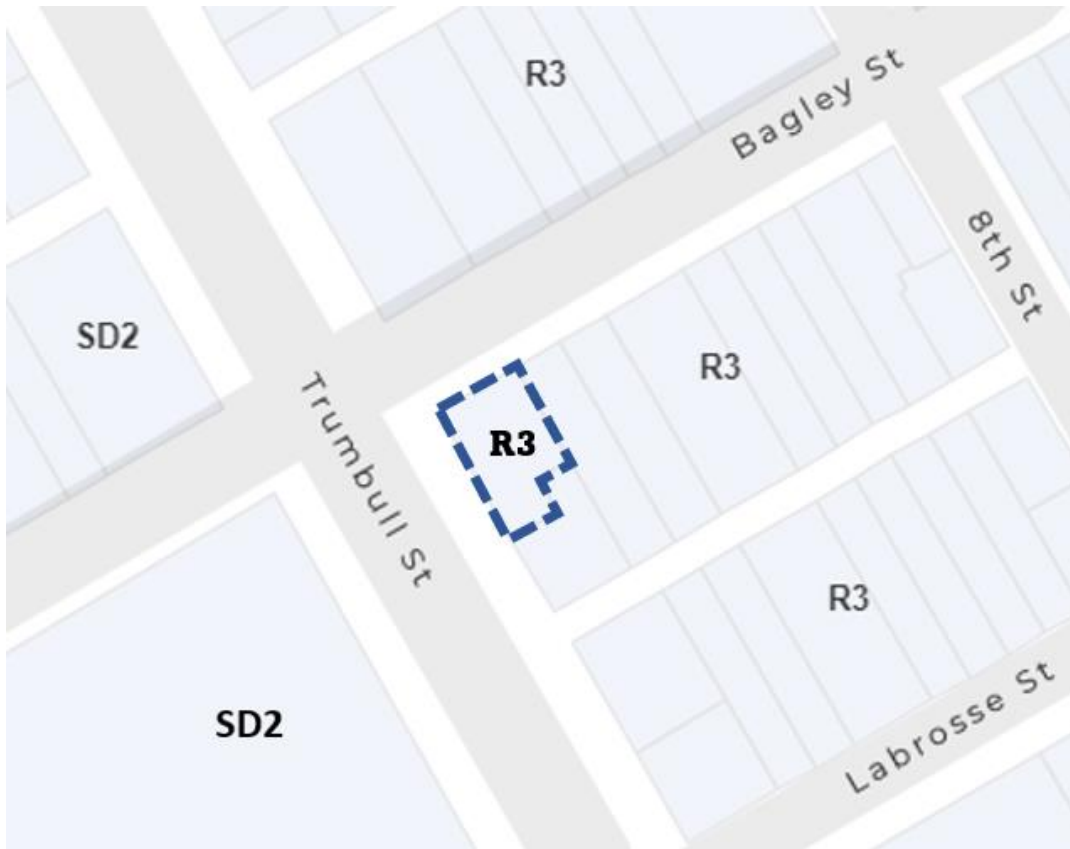


Marcell R. Todd, Jr., Director
Kimani Jeffrey, City Planner

Attachments: Rezoning Ordinance
Updated Zoning Map
PDD Master Plan interpretation
Support letters

cc: Antoine Bryant, Director, PDD
Greg Moots, PDD
David Bell, Director, BSEED

Conrad Mallett, Corporation Counsel
Daniel Arking, Law



Proposed parcel to be rezoned is identified on the map



PLANNING AND DEVELOPMENT DEPARTMENT

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

TO: Mr. Marcell Todd, Legislative Policy Division
FROM: Greg Moots, Planning and Development
RE: Master Plan Interpretation for **Rezoning**
DATE: November 18, 2022

RE: Master Plan of Policies review of the request to rezone 1451 Bagley Street from the R3 zoning classification to an SD2 zoning classification

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department's (P&DD) Planning Division submits the following review of the proposed rezoning. The proposed map amendment is at the request of Ballpoint Bagley, LLC.

Location

The subject site is comprised of 1451 Bagley, at the southeast corner of Trumbull and Bagley Streets.

Existing Site Information

The subject area is zoned R3 (Low-Density Residential District) and contains a commercial building. The area is approximately 0.1 acres in size.

Surrounding Site Information

North: R3 – Commercial
East: R3 – residential
South: R3– Commercial
West: SD2 - Open space of a multi-family development

Project Proposal

The rezoning will allow for the rehabilitation of and addition to an existing building to allow for commercial development with ground floor retail and second floor office space.

Interpretation

Impact on Surrounding Land Use

This site contains an existing commercial building, which is also the proposed use. An addition is proposed to expand the building by approximately 50%. The small offices are being marketed to local residents, so reduced traffic is expected for those uses. Therefore, a significant impact is not anticipated.

Impact on Transportation

The site is served by bus routes on both Bagley and Trumbull Streets, both of which is designated as Secondary Streets. The expansion appears to be relatively minor and should not substantially increase

number of vehicle trips to the site, and the adjacent streets appear to have the capacity to handle anticipated traffic.

Master Plan Interpretation

The site is designated Low/Medium Density Residential (RLM) in the Master Plan. These “areas should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on-street parking or garages with alley access.”.

While the proposed zoning classification is not consistent with the Master Plan’s Future General Land Use classification, with much higher density residential and many commercial uses permitted, its size is quite small, and the proposed use does not appear to be significantly denser than what occupied the site for many years. Therefore, the rezoning is not anticipated to change the overall character of the Corktown neighborhood. It is therefore **generally consistent** with the Master Plan classification. The commercial development will provide needed office space for area residents.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Gregory Moots', written in a cursive style.

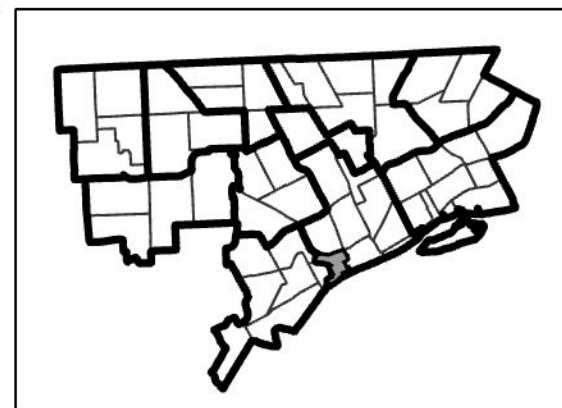
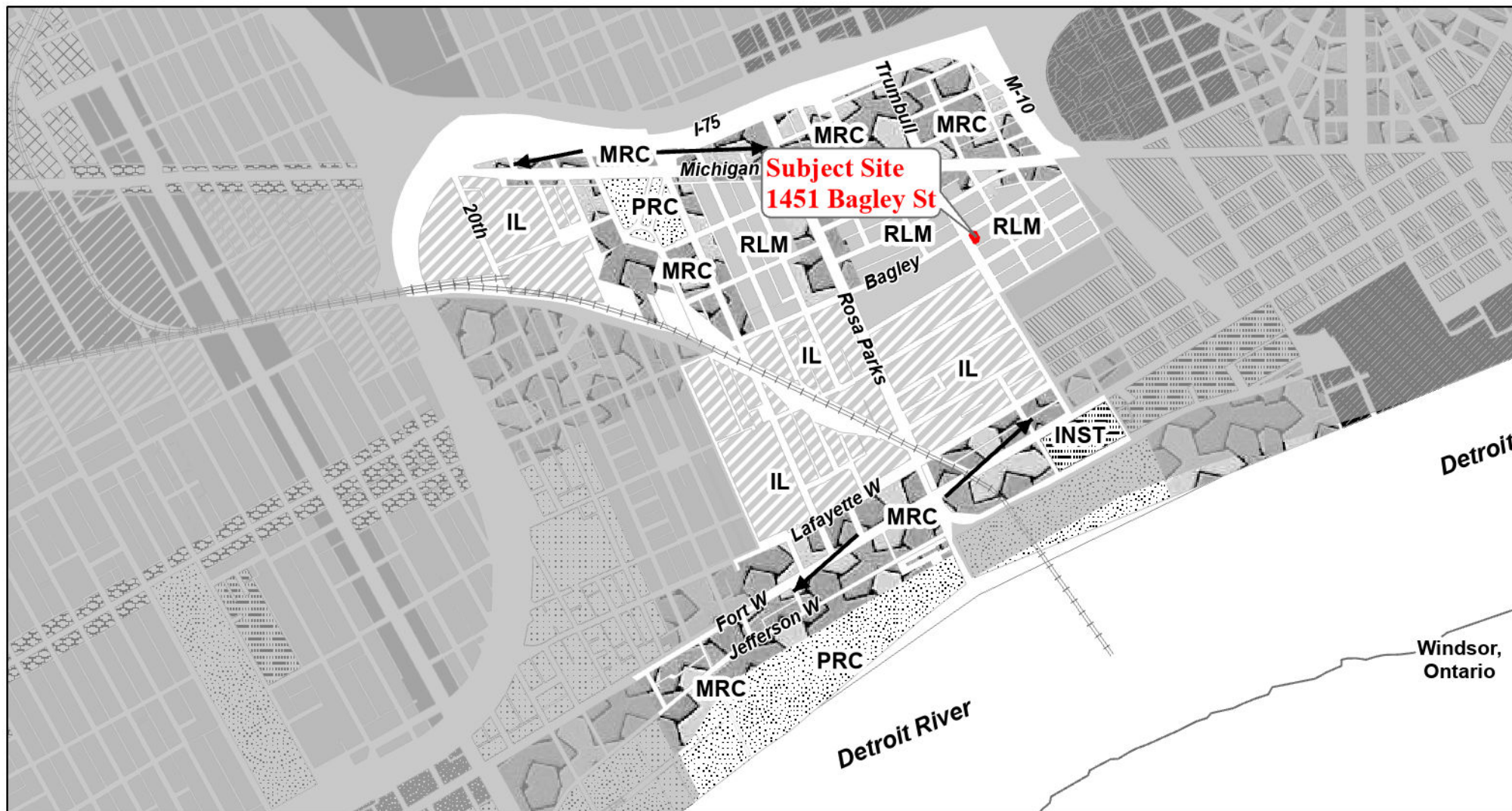
Gregory Moots

Planning and Development Department

Attachments

Future General Land Use Map: Map 4-2B, Neighborhood Cluster 4, Corktown

CC: Karen Gage
Antoine Bryant, Director



October 26, 2022

City Planning Commission
City of Detroit
208 Coleman A. Young Municipal Center
Detroit, MI 48226

To the Members of the City Planning Commission:

I am writing in support of the project proposed by Ballpoint Bagley LLC for the building located at 1451 Bagley on the southeast corner of Trumbull and Bagley.

I/We believe that our neighborhood needs this type of development for the following reasons:

- ☒ This project is of an appropriate size and scale for our neighborhood.
- ☒ This project will create unique & innovative types of office space that don't currently exist in the neighborhood today.
- ☒ The new retail & office businesses will bring in products and services that are currently missing from my neighborhood.
- ☒ The project's parking demands (primarily daytime users) will not conflict with the existing parking demands from residential neighbors.
- ☒ The project will provide a home for new occupants who will help drive traffic to support existing local businesses.
- ☒ The project will be preserving the historic structure at the corner of Bagley & Trumbull.
- ☒ The new addition will contain historic features that mesh with the existing architectural context, but will also complement the past with elements of modern design.
- ☒ The project will fill in an empty lot, making our neighborhood safer & more vibrant.

For these reasons, I am strongly in favor of this project.

Kind regards,

Alana Rodriguez.

10/26/2022

Name: _____

Date: _____

Organization/Neighborhood : Owner of Mama Coo's Boutique

1701 Trumbull Suite C

Address: _____

October 25 2022

City Planning Commission
City of Detroit
208 Coleman A. Young Municipal Center
Detroit, MI 48226

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- ☒ The project will fill in an empty lot, making our neighborhood safer & more vibrant.

If this city wants to compete with any other major city, it needs to get away from the destruction of ~~its~~ historic property and fill in the places where flat lots currently exist. The accommodation of cars over pedestrians ~~is~~ is a major public safety issue. For these reasons, I am strongly in favor of this project.

Kind regards,

Name: Ashley Higgs

Date: 10/25/2022

Organization/Neighborhood: CoorLtown

Address: 1701 Trumbull Suite A Detroit, MI 48216

October 25, 2022

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City of Detroit
208 Coleman A. Young Municipal Center
Detroit, MI 48226

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- ☒ The project will fill in an empty lot, making our neighborhood safer & more vibrant.

The developer who has proven himself to deliver on projects that benefit the betterment of the neighborhood & community is leading this project

For these reasons, I am strongly in favor of this project.

Kind regards,

Name: David Richter

Date: 10-25-22

Organization/Neighborhood: Corktown

Address: 1426 Bagley St

November 14, 2022

City of Detroit Planning Commission
208 Coleman A. Young Municipal Center
2 Woodward Ave.
Detroit, MI 48226

Re: Public Hearing, November 17, 2022
Ballpoint Bagley LLC
1451 Bagley
Re-Zoning property from R3 to SD2

CPC,

I am a lifetime Detroiter and long-time Corktown resident and community organizer. I support rezoning 1451 Bagley from R3 to SD2. This will allow for more diverse opportunities to service and be part of our community.

Please vote favorably for this request.

Yours in community,

Debra Walker
1450 Sixth St. Unit A
Detroit, MI 48226

October 26th, 2022

City Planning Commission
City of Detroit
208 Coleman A. Young Municipal Center
Detroit, MI 48226

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- ☐ The project will fill in an empty lot, making our neighborhood safer & more vibrant.

For these reasons, I am strongly in favor of this project.

Kind regards,

Name: 

Date: 10/26/22

Organization/Neighborhood: O'Connor Realty

Address: 2122 Michigan Ave, Detroit, MI 48216

November 16, 2022

City Planning Commission
City of Detroit
208 Coleman A. Young Municipal Center
Detroit, MI 48226

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- ☒ The project will fill in an empty lot, making our neighborhood safer & more vibrant.

For these reasons, I am strongly in favor of this project.

Kind regards,

Name: Antty / Doreen

Date: 11-16-2022

Organization/Neighborhood: _____

Address: 1730 - 1732 Trumbull



Brian Mulloy <brian@mulloy.us>

Letter

IAN PONMAN <hce1132@comcast.net>
To: "brian@mulloy.us" <brian@mulloy.us>

Tue, Oct 25, 2022 at 5:31 PM

I was going to write this:

"I'm in favor of increased (non-alcoholic) commercial activity and residential density in Corktown, which will facilitate pedestrian traffic and enhance urban amenities. This particular project will help achieve those goals. I am not overly concerned about a lack of street parking. There is nothing but space in Detroit; let's fill it up."

Is that sufficient? Or have I missed the general drift of things?

November 16, 2022

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City of Detroit
208 Coleman A. Young Municipal Center
Detroit, MI 48226

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- ☒ The project will fill in an empty lot, making our neighborhood safer & more vibrant.

We love the previous project by the same developer, looking forward for more of that.

For these reasons, I am strongly in favor of this project.

Kind regards,

Name: Sylvia Mado

Date: 11/17/22

Organization/Neighborhood : _____

Address: 1445 Bagley St. Detroit, 48216

October 25, 2022

City Planning Commission
City of Detroit
208 Coleman A. Young Municipal Center
Detroit, MI 48226

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PROGRESS!!

For these reasons, I am strongly in favor of this project.

Kind regards,

Name: Javier Cardenas Date: 10/25/22

Organization/Neighborhood: CORKTOWN

Address: 1731 TRUMBULL DET. MI. 48214

October 25th 2022

City Planning Commission
City of Detroit
208 Coleman A. Young Municipal Center
Detroit, MI 48226

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I trust the vision of this team. I lived in Corktown for 20 years and continue to do business across the street from the proposed project. I am excited to have this corner filled, bringing more business to the area.

For these reasons, I am strongly in favor of this project.

Kind regards,

Name:

Genavese Bierman

Date:

10/25/22

Organization/Neighborhood:

Meta Physical Wellness Center

Address:

1701 Trumbull Suite 3

Detroit, MI 48216

October 25, 2022

City Planning Commission
City of Detroit
208 Coleman A. Young Municipal Center
Detroit, MI 48226

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For these reasons, I am strongly in favor of this project.

Kind regards,

Name: KATRINA Anderson

Date: 10/25/2022

Organization/Neighborhood: Comm: Teas Tea, LLC

Address: 1548 Trumbull, Detroit, MI 48226

Kyle Smitley
Louis Kitchenware
1459 Bagley
Detroit, MI 48216

October 25th, 2022

City Planning Commission
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208 Coleman A. Young Municipal Center
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As someone operating a business in the area for over half a year and counting, I do want to note that we have never perceived a lack of parking at the intersection or in the neighborhood. We are eager for there to be expanded office/work space, which will strengthen the fabric of the neighborhood as well as strengthen existing and prospective small businesses in the area, all of which are critical to a maintained sense of community and critical to supporting the growing office and commercial presence in the area. I would be happy to discuss this letter further at anytime – 419.439.5953, kylesmitley@gmail.com.

For these reasons, I am strongly in favor of this project.

Kind regards,

Name: __Kyle Smitley__ Date: __10/25/2022__
Organization/Neighborhood : __Louis Mart, Corktown__
Address: _____1459 Bagley_____

November 14, 2022

City of Detroit Planning Commission
208 Coleman A. Young Municipal Center
2 Woodward Ave.
Detroit, MI 48226

Re: Public Hearing, November 17, 2022
Ballpoint Bagley LLC
1451 Bagley
Re-Zoning property from R3 to SD2

CPC,

I am a lifetime Detroiter and long-time Corktown resident and community organizer. I support rezoning 1451 Bagley from R3 to SD2. This will allow for more diverse opportunities to service and be part of our community.

Please vote favorably for this request.

Yours in community,

Debra Walker
1450 Sixth St. Unit A
Detroit, MI 48226

October 26, 2022

City Planning Commission
City of Detroit
208 Coleman A. Young Municipal Center
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To the Members of the City Planning Commission:

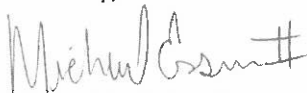
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- ☐ This project will create unique & innovative types of office space that don't currently exist in the neighborhood today.
- ☐ The new retail & office businesses will bring in products and services that are currently missing from the neighborhood.
- ☐ The project will be preserving the historic structure at the corner of Bagley & Trumbull.
- ☐ The new addition will contain historic features that mesh with the existing architectural context, but will also complement the past with elements of modern design.
- ☐ The project will fill in an empty lot, making our neighborhood safer & more vibrant.

As this public body is aware, American Community Developers, Inc. is working with the City to redevelop the Clement Kern Gardens (CKG) development to ensure access to housing for households across a wide range of affordability. During community meetings, residents at CKG have told us they want to see more commercial and retail activity in the neighborhood. Projects like 1451 Bagley strengthen the fabric of our community, bringing new uses and vibrancy to our streets. For these reasons, I am strongly in favor of this project and I urge you to support this project as well. Thank you.

Sincerely,



Michael D. Essian II
Resident and Vice President of American Community Developers, Inc.

October 26th, 2022

City Planning Commission
City of Detroit
208 Coleman A. Young Municipal Center
Detroit, MI 48226

To the Members of the City Planning Commission:

My husband and I live at 1439 Bagley St. and are writing in support of the project proposed by Ballpoint Bagley LLC for the building located at 1451 Bagley on the southeast corner of Trumbull and Bagley.

We believe that our neighborhood needs this type of development for the following reasons:

The design of the new building is tastefully done and fits in with the neighborhood. It contains historic features that mesh with the existing architectural context, but will also complement the past with elements of modern design. The new building is an appropriate size and scale for our neighborhood while preserving the historic structure at the corner of Bagley & Trumbull. This is very important to us and our neighbors as Corktown is a Historic Neighborhood.

The project's parking demands (primarily daytime users) will not conflict with the existing parking demands from residential neighbors. Parking is not an issue for Tony and I and there is plenty of street parking every day of the week.

This project will create unique & innovative types of office space that don't currently exist in the neighborhood today. The new retail & office businesses will bring in products and services that are currently missing from our neighborhood. The project will provide a home for new occupants who will help drive traffic to support existing local businesses. Most importantly this project will fill in an empty lot, making our neighborhood safer & more vibrant.

For these reasons, we are strongly in favor of this project.

Kind regards,

Mindy Huestis + Tony Andreoni
Corktown Residents
1439 Bagley St
Mindy.huestis@gmail
773.206.4782

October 24, 2022

City Planning Commission
City of Detroit
208 Coleman A. Young Municipal Center
Detroit, MI 48226

To the Members of the City Planning Commission:

I am writing in support of the project proposed by Ballpoint Bagley LLC for the building located at 1451 Bagley on the southeast corner of Trumbull and Bagley.

I/We believe that our neighborhood needs this type of development for the following reasons:

- ☐ This project is of an appropriate size and scale for our neighborhood.
- ☐ This project will create unique & innovative types of office space that don't currently exist in the neighborhood today.
- ☐ The new retail & office businesses will bring in products and services that are currently missing from my neighborhood.
- ☐ The project's parking demands (primarily daytime users) will not conflict with the existing parking demands from residential neighbors.
- ☐ The project will provide a home for new occupants who will help drive traffic to support existing local businesses.
- ☐ The project will be preserving the historic structure at the corner of Bagley & Trumbull.
- ☐ The new addition will contain historic features that mesh with the existing architectural context, but will also complement the past with elements of modern design.
- ☐ The project will fill in an empty lot, making our neighborhood safer & more vibrant.

For these reasons, I am strongly in favor of this project.

Kind regards, 

Name: Nelson Sanders

Date: 10/25/22

Organization/Neighborhood: Dandy

Address: 1550 Trumbull St. Detroit, MI. 48216

October 25, 2022

City Planning Commission
City of Detroit
208 Coleman A. Young Municipal Center
Detroit, MI 48226

To the Members of the City Planning Commission:

I am writing in support of the project proposed by Ballpoint Bagley LLC for the building located at 1451 Bagley on the southeast corner of Trumbull and Bagley.

I/We believe that our neighborhood needs this type of development for the following reasons:

- ☐ This project is of an appropriate size and scale for our neighborhood.
- ☐ This project will create unique & innovative types of office space that don't currently exist in the neighborhood today.
- ☐ The new retail & office businesses will bring in products and services that are currently missing from my neighborhood.
- ☐ The project's parking demands (primarily daytime users) will not conflict with the existing parking demands from residential neighbors.
- ☐ The project will provide a home for new occupants who will help drive traffic to support existing local businesses.
- ☐ The project will be preserving the historic structure at the corner of Bagley & Trumbull.
- ☐ The new addition will contain historic features that mesh with the existing architectural context, but will also complement the past with elements of modern design.
- ☐ The project will fill in an empty lot, making our neighborhood safer & more vibrant.

~~As an owner operating a restaurant across the street on 1701 Trumbull, I support this project and believe that all the reasons outlined above, work together to benefit the neighborhood and its residents. We definitely need more foot traffic to make this section of Corktown more robust. I do not see parking as an issue, since the added traffic will mostly occur during day time/work hours.~~

For these reasons, I am strongly in favor of this project.

Kind regards,

Name: Ping Ho

Date: 10/25/2022

Organization/Neighborhood : Mink Detroit / Corktown

Address: 1701 Trumbull, Unit D, Detroit MI 48216

October 25th, 2022

City Planning Commission
City of Detroit
208 Coleman A. Young Municipal Center
Detroit, MI 48226

To the Members of the City Planning Commission:

I am writing in support of the project proposed by Ballpoint Bagley LLC for the building located at 1451 Bagley on the southeast corner of Trumbull and Bagley.

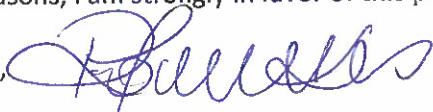
I/We believe that our neighborhood needs this type of development for the following reasons:

- ☒ This project is of an appropriate size and scale for our neighborhood.
- ☒ This project will create unique & innovative types of office space that don't currently exist in the neighborhood today.
- ☒ The new retail & office businesses will bring in products and services that are currently missing from my neighborhood.
- ☒ The project's parking demands (primarily daytime users) will not conflict with the existing parking demands from residential neighbors.
- ☒ The project will provide a home for new occupants who will help drive traffic to support existing local businesses.
- ☒ The project will be preserving the historic structure at the corner of Bagley & Trumbull.
- ☒ The new addition will contain historic features that mesh with the existing architectural context but will also complement the past with elements of modern design.
- ☒ The project will fill in an empty lot, making our neighborhood safer & more vibrant.

I am a direct small business neighbor of 1451 Bagley and strongly support the project as proposed by Ballpoint Bagley LLC. I do not believe the scope and scale of the project to necessitate additional parking. As an active business operator and Detroit based community member raising my family in Detroit, I strongly believe our community needs greater activation tucked into the fabric of our neighborhoods. Especially those that are walkable, bikeable and sure to attract much needed community minded foot traffic such as proposed kitty corner to Folk.

For these reasons, I am strongly in favor of this project.

Kind regards,



Name: Rohani Foulkes

Date: 10/25/2022

Organization/Neighborhood : Folk, Corktown

Address: 1701 Trumbull, Detroit. MI 48216

October 25, 2022

City Planning Commission
City of Detroit
208 Coleman A. Young Municipal Center
Detroit, MI 48226

To the Members of the City Planning Commission:

I am writing in support of the project proposed by Ballpoint Bagley LLC for the building located at 1451 Bagley on the southeast corner of Trumbull and Bagley.

I/We believe that our neighborhood needs this type of development for the following reasons:

- ☐ This project is of an appropriate size and scale for our neighborhood.
- ☐ This project will create unique & innovative types of office space that don't currently exist in the neighborhood today.
- ☐ The new retail & office businesses will bring in products and services that are currently missing from my neighborhood.
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- ☐ The project will provide a home for new occupants who will help drive traffic to support existing local businesses.
- ☐ The project will be preserving the historic structure at the corner of Bagley & Trumbull.
- ☐ The new addition will contain historic features that mesh with the existing architectural context, but will also complement the past with elements of modern design.
- ☐ The project will fill in an empty lot, making our neighborhood safer & more vibrant.

As a small business who opened in December of 2020, I would very much appreciate the added foot traffic & exposure this would bring to my business.

For these reasons, I am strongly in favor of this project.

Kind regards,

Name: TINA ARROYO, ABOC Date: 10/25/2022
Organization/Neighborhood: Spectacle Society, Corktown
Address: 1512 Bagley, Suite E, Detroit, MI, 48216

November 16th, 2022

City Planning Commission
City of Detroit
208 Coleman A. Young Municipal Center
Detroit, MI 48226

To the Members of the City Planning Commission:

I am writing in support of the project proposed by Ballpoint Bagley LLC for the building located at 1451 Bagley on the southeast corner of Trumbull and Bagley.

I/We believe that our neighborhood needs this type of development for the following reasons:

- ☐ This project is of an appropriate size and scale for our neighborhood.
- ☐ This project will create unique & innovative types of office space that don't currently exist in the neighborhood today.
- ☐ The new retail & office businesses will bring in products and services that are currently missing from my neighborhood.
- ☐ The project's parking demands (primarily daytime users) will not conflict with the existing parking demands from residential neighbors.
- ☐ The project will provide a home for new occupants who will help drive traffic to support existing local businesses.
- ☐ The project will be preserving the historic structure at the corner of Bagley & Trumbull.
- ☐ The new addition will contain historic features that mesh with the existing architectural context, but will also complement the past with elements of modern design.
- ☐ The project will fill in an empty lot, making our neighborhood safer & more vibrant.

Preserving the historical past with a present over a mutual concern for the future.

For these reasons, I am strongly in favor of this project.

Kind regards,

Name: Trevor Greene

Date: November 16th, 2022

Organization/Neighborhood : Neighbor

Address: 1534 Trumbull Detroit MI 48216

