
[EXTERNAL] Re: Comments Regarding the development at 808-816 Virginia Park

From Jeffrey S Cowin <jeffreyscowin@gmail.com>

Date Tue 10/7/2025 12:47 PM

To Historic District Commission (Staff) <hdc@detroitmi.gov>

Dear HDC Staff and Commissioners,
Thank you for your service and for the example your organization has provided to me and all Detroiters who appreciate, enjoy, and strive to preserve the integrity of our historic districts.

My name is Jeff Cowin. As a current resident and immediate past president of our block club, I second President Waldrop's comments opposing a Notice To Proceed for the proposed project at this specific location.

Residents on both sides of Woodward are actively investigating the potential for a DLBA-DLBA land swap which would allow this project to be build next to the new modern Detroit People's Food Co-Op. We have emailed the Mayor's Office and look forward to earning their support.

The swap, if all stakeholders agree, would benefit more than just 816 Virginia Park reverting to DLBA control without harm to anyone. It is proposed that both 808 and 816 Virginia Park be owned and marketed as a package for development by DLBA.

Going forward, clearer expectations in this historic district land offering would pave the way for an appropriate mixed income development at Third and Virginia Park.

Consider the \$5 million public investment that is fully committed to the preservation of this historic brick road in 2026. We can hope for better things, whether we attract a developer or get the job done ourselves.

In the meantime, we endeavor to grow this initiative to support this developer in building at an appropriate and available location less than three blocks away.

Please add 159, 620, 874, 866, and 888 Virginia Park to Steve's survey (below).

We do not support Notice to Proceed at 808/816 Virginia Park Street. We do not feel that any of the four qualifiers for NTP are met.

Thank you!

Jeff Cowin, President Emeritus
Virginia Park Historic District
Resident 866 Virginia Park Street
Manager/Owner 159, 620, 874, 888 Virginia Park Street

On Oct 7, 2025, at 11:45 AM, waldrop steve <waldropsteve@yahoo.com> wrote:

Dear Historic District Commission Members,

My name is Steve Waldrop. I am currently the President of the Historic Virginia Park Block club. In this capacity, I ask you to re-look at some data (attached unchanged) that has been presented from other members. While the majority of residents/members oppose this development, if you eliminate multiple voting from the same addresses and include each property address independently, a much stronger majority oppose this project.

Speaking not as President but as a resident member of Virginia Park since 1972, and the owner of 63 & 83 & 97 & 109 Virginia Park, I strongly oppose this project in its current form for its Zoning variation requests and the lack of Historic Fabric on the exterior. And, having read your report, I commend you for your Denial. I ask that you realize that the Mayor's support was based on erroneous data. I would be glad to support any future meetings with the developers.

-Respectfully,

-steve waldrop 586-764-8386

<808VP Development Feedback.pdf>