
[EXTERNAL] 8029 Coe, 1500-1532 Van Dyke (02/11/2026)

From Zachary Kolodin <zachary.kolodin@gmail.com>

Date Tue 2/10/2026 1:06 PM

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

February 10, 2026

Detroit Historic District Commission
City of Detroit – Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, MI 48226

Re: Project Support – HDC2025-00706 (8029 Coe / 1500–1532 Van Dyke), West Village Historic District

Hello Commissioners,

My name is Zachary Kolodin, and I am a nearby resident living approximately 0.2 miles from the proposed development at 8029 Coe / 1500–1532 Van Dyke (HDC2025-00706). I am writing to express my support for the overall project concept—new housing and mixed-use investment on this corridor—and to encourage the Commission to approve the work as proposed.

From the materials submitted, this proposal would replace two long-vacant and deteriorated houses at 1514 and 1532 Van Dyke (currently proposed for demolition) with a four-story, 48-unit mixed-income, mixed-use building, including a retail storefront at the Coe/Van Dyke corner, new lighting along Coe, and a behind-the-building parking lot accessed from the alley. This is the kind of reinvestment that can strengthen the walkability and day-to-day vitality of both West Village and Indian Village, while also addressing long-standing safety concerns created by vacant structures.

Safety and quality-of-life benefits

As a neighbor who walks and drives these streets regularly, I believe replacing vacant, unsafe buildings with an occupied development will improve public safety—through additional “eyes on the street,” more consistent activity at the corner, and the addition of lighting along Coe. The current conditions at the existing houses have created avoidable risk and uncertainty. Moving from deterioration and vacancy to an active residential and retail corner is a meaningful safety upgrade for surrounding blocks.

Support for local businesses and corridor health

I also support the inclusion of a retail storefront at the Coe/Van Dyke corner. Additional nearby residents—48 households—can translate into more consistent foot traffic and customer demand for neighborhood businesses, helping sustain the commercial nodes that make West Village feel like a complete neighborhood rather than just a pass-through. More vital corridors also attract residents to rehabilitate vacant, historically significant structures in the neighborhoods, providing concrete historic preservation benefits.

Community vitality and a stronger streetscape

A mixed-use, mixed-income building with ground-floor activity is a net positive for community vitality. It brings more neighbors into daily life, supports informal social interaction, and helps activate the public realm. In practical terms, it also helps turn a currently underutilized and distressed site into a productive, well-maintained property that contributes to neighborhood stability.

Historic district considerations

I appreciate the Commission's responsibility to protect the character of the West Village Historic District. At the same time, I believe this proposal represents a reasonable and beneficial next chapter for this specific site, particularly given the long-term vacancy and deterioration of the existing structures. I would encourage the Commission to continue using its oversight to ensure the final execution (materials, lighting design, and ground-floor frontage) contributes positively to the district's pedestrian experience and overall character.

For these reasons, I support approval of HDC2025-00706. Thank you for your time and consideration, and for your service to Detroit's historic neighborhoods.

Sincerely,

Zachary Kolodin
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