



Detroit Historic District Commission
2 Woodward, suite 808
Detroit, Michigan 48226

November 16, 2020

Dear Detroit Historic District Commission,

On behalf of Brush Park Development Company Phase I LLC ("BPDC"), we are submitting for your consideration and approval a revised design for 290 Edmund Place at our City Modern development in Brush Park.

The Commission will recall that an original concept design for 290 Edmund Place was approved in 2016 as a part of the development agreement between the City of Detroit and BPDC.

The Commission will also recall that on September 9, 2020, BPDC was before the Historic District Commission seeking approval of a revised design of 290 Edmund Place. These revisions to the 2016 design were deemed necessary by BPDC due to further design development, market conditions, and the general constructability of the project. However, based on the Commission's review, a Notice of Denial was issued.

Since September, BPDC and our consultants have implemented significant changes to the design of 290 Edmund Place in an effort to address the Commission's concerns and ensure the project aligns with the Brush Park Elements of Design and the Secretary of the Interior's Standards for Rehabilitation. These changes are outlined in the following pages with reference to the specific strategies that were implemented. We believe these revisions not only address the Commission's concerns, but have also resulted in a superior product that will better complement and enhance the Historic Brush Park Neighborhood.

We hope you find the enclosed design to be aligned with the Commission's expectations, as well as our united goals of increasing local housing supply and building a vibrant and thriving Detroit.

Sincerely,

A handwritten signature in black ink that reads "Jonathan A. Mueller". The signature is written in a cursive, flowing style.

Jonathan Mueller
Director of Residential Development

Bedrock Management Services LLC on behalf of Brush Park Development Company Phase I LLC