



**Housing and Revitalization
Department**

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Memorandum

To: Detroit Historic District Commission

From: Dominique Boyer, Development Specialist, Housing and Revitalization Department (HRD)


Date: June 16, 2025

Subject: Request for Advisory Comment on Woodward Capital Partners Edmund Place Project (301 & 321 Edmund)

Project Overview

The Housing and Revitalization Department (HRD) is requesting advisory comment from the Detroit Historic District Commission (HDC) on the proposed development at 301 and 321 Edmund Place. The project is located at the corner of Edmund Place and Brush Street, within the Brush Park Local Historic District. The site is also subject to the Brush Park Form-Based Code, which guides massing, design, and site layout to ensure compatibility with the district's historic character. Pursuant to Detroit City Code Sec. 21-2-5, the HDC is required to provide advisory comment to the Mayor and City Council regarding the effects of City-financed physical development within or adjacent to a local historic district.

Scope of Development

The proposed project, known as Edmund Place, is a new construction, four-story mixed-use development consisting of 57 residential units and approximately 1,155 square feet of commercial space. The unit mix includes 24 studios, 30 one-bedroom units, and 3 two-bedroom units. Eleven units will be designated as workforce housing at 80% Area Median Income (AMI). 

City Involvement

The City of Detroit is supporting the project through the sale of City-owned land at 301 and 321 Edmund Place. The sale price has been adjusted to \$15 per square foot to ensure project feasibility. HRD has worked closely with the development team to navigate City processes, engage with the Brush Park Community Development Corporation, and coordinate with additional financing partners, including Invest Detroit and the Michigan Economic Development Corporation (MEDC).

Conclusion

These materials are submitted in accordance with HDC procedures to place the project on the agenda for the July 9, 2025, meeting. We welcome the Commission's advisory comments and are happy to provide any additional information or clarification in advance of the meeting.

Attachments:

- Project plans, renderings, and elevation drawings

Best regards,

Dominique Boyer

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Development Specialist

Housing and Revitalization Department

City of Detroit