

# **Peterboro - Charlotte Historic District**

*Connected Plans For Parcels Throughout District*

Landy Land, LLC.

Civic Companies

3/2/26

# Overall Summary

Over the past two years, our group has made a sustained, district-wide investment in the **Peterboro–Charlotte Historic District**, focused on preserving historic buildings while restoring the economic activity necessary for the district to function as a living neighborhood.

We have renovated and released apartments and retail space The Addison.

We are currently in the process of developing 160 mixed-income apartments and about 9,000 SF of retail space in a project called The Landy.

We have recently completed the exterior renovations of three historic buildings on Woodward Avenue - The Walker Building, The Wagner Building, and The Pierce Building - and we're currently in advance stages of leasing about 25,000 of this space to a mix of food and beverage, soft good, service, and entertainment tenants while delivering 8 mixed-income apartments.

# Overall Summary

On Peterboro Street and Charlotte Street, we are working to renovate the historic houses, infill a vacant lot with an activated public open space, and renewing our investment in The James Scott Mansion by investing in common and outdoor spaces.

On Park Avenue, we are working to renovate a particularly challenging and quirky vacant residential building at 3120 Park Avenue and add a new public open space.

Across the district, we are working with the City of Detroit to invest in the alleys and streetscapes throughout the district.

As a part of these efforts, we are proposing to organize and activate parking throughout the district in order to:

- Meet the parking spaces that the City *will require us to provide in order to build The Landy,*
- To provide parking for restaurants, bars, stores, and entertainment venues in The Walker Building, The Wagner Building, The Pierce Buildings and other spaces within the neighborhood and district
- To provide parking spaces to neighborhood residents including affordable parking spaces mandated as a part of The Landy and other new developments

# Overall Summary

We want to state clearly that if the market conditions and regulatory environment allowed it, we would prefer to build and operate our projects with less parking, not more, and would prefer to be infilling 3116 Park with additional housing.

In fact, we wish there were no City parking minimum requirements associated with projects such as The Landy, The Walker Building, The Pingree Building, and The Pierce Building. Those minimums materially increase the number of spaces we are required to provide and, in turn, necessitate additional parking supply beyond what we would otherwise choose to build.

We also share the aspiration that retailers and restaurateurs could confidently open in a walkable historic district without easy access to nearby surface parking. However, the consistent message we receive from both prospective and signed tenants is clear: they are not comfortable opening without visible, convenient parking options. This is not theoretical. It is a recurring and practical constraint in lease negotiations.

Similarly, while we hope for a future in which most residents rely less on automobiles, the reality today is that many do own cars. Even when we price parking separately and charge market rates, residents routinely choose to pay for spaces. The demand exists, whether we prefer it to or not.

Without viable businesses and residents, preservation becomes fragile. With them, the district strengthens—and over time, parking needs can evolve as density increases.

Our request is not to retreat from walkability goals, but to ensure the district survives and grows toward them

# The Addison

This work includes the comprehensive renovation of **The Addison** as 40 apartments and one renovated retail space.



# The Addison



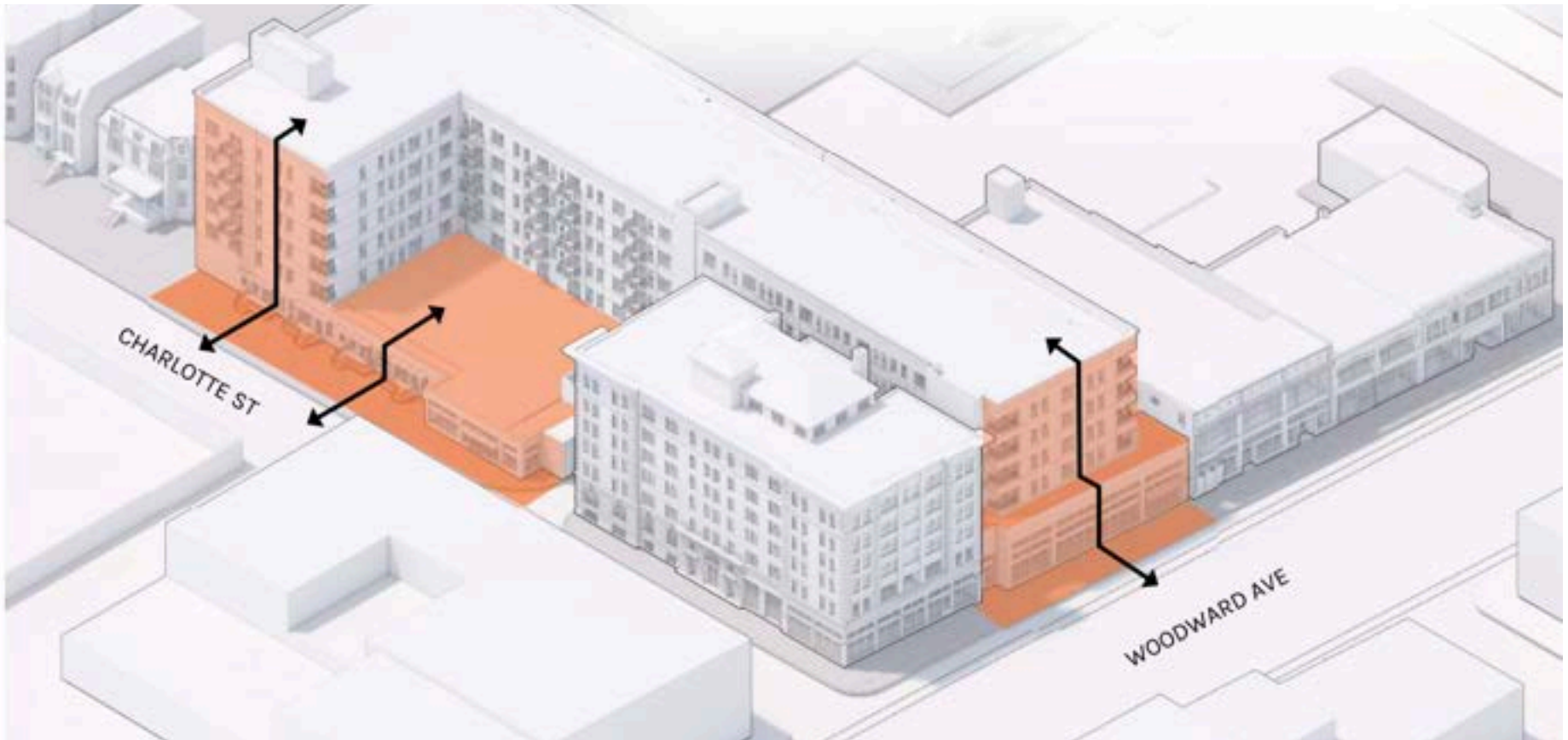
# The Landy

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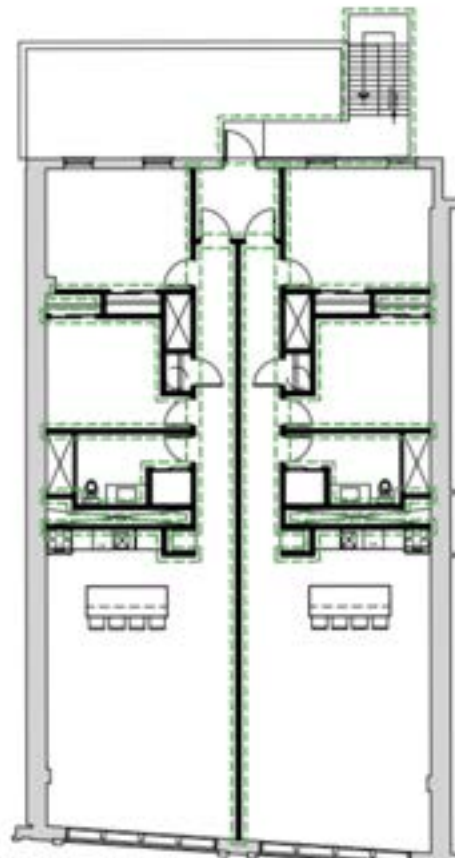
## The Walker Building 3139 Woodward Avenue

We have recently renovated the exterior and facade of the The Walker Building and we're working on leasing 17,000 Square Feet of commercial space in the building.



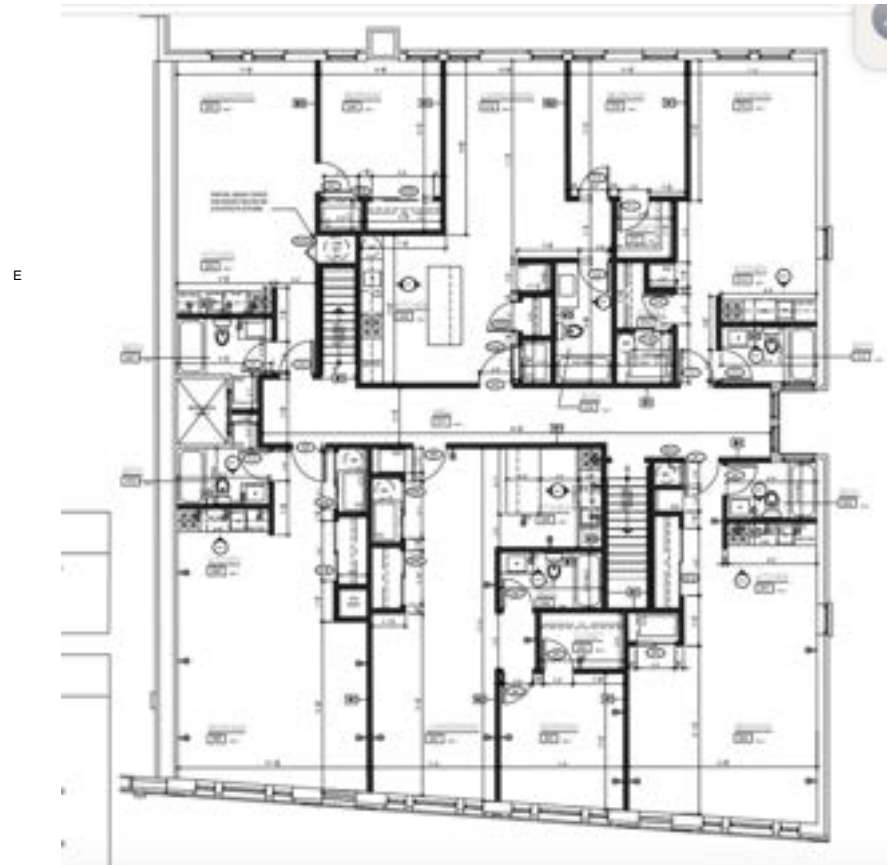
## The Wagner Building 3147 Woodward Avenue

We have recently renovated the exterior and facade of the The Wagner Building and we're working on leasing 3,000 Square Feet of commercial space and adding two apartments in the building.



## The Pierce Building 3153 Woodward Avenue

We have recently renovated the exterior and facade of the The Wagner Building and we're working on leasing 3,000 Square Feet of commercial space and adding two apartments in the building.



# Peterboro and Charlotte Street Houses and James Scott Manson

We have recently renovated the exterior and facade of the The Wagner Building and we're working on leasing 3,000 Square Feet of commercial space and adding two apartments in the building.



According to historic aerials, 3116 Park has been used as a parking lot since at least 1951.

## 3116 Park Avenue



1951



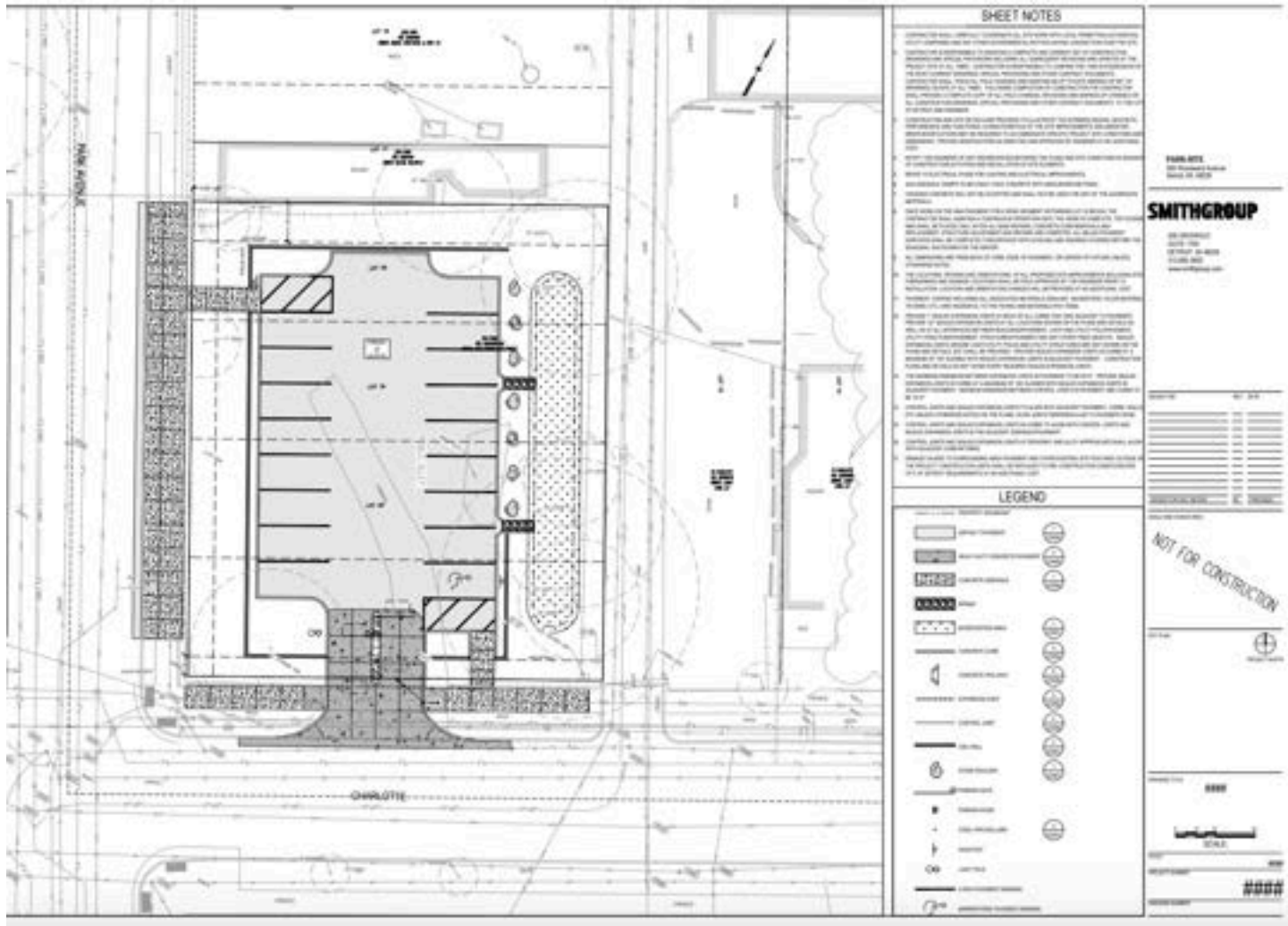
1973



1957



# 3116 Park Avenue



## SHEET NOTES

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## LEGEND

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- Description 20

**SMITHGROUP**

1000 AVENUE  
SUITE 1000  
CHARLOTTE, NC 28202  
704.375.1234

PROJECT: 3116 PARK AVENUE  
DATE: 10/15/2010  
SCALE: AS SHOWN

NOT FOR CONSTRUCTION

SCALE: 1" = 10'-0"

DATE: 10/15/2010

PROJECT: 3116 PARK AVENUE