

9/17/2019

CERTIFICATE OF APPROPRIATENESS

Ed Potas
Cinnaire
2111 Woodward Avenue, Suite 600
Detroit, MI 48201

RE: Application Number 19-6411; 445 Ledyard Street, Cass Park Historic District

Dear Mr. Potas,

At the regularly scheduled meeting that was held on September 11, 2019, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 25-2-20 of the 1984 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of September 17, 2019.

The following scope, as per the attached drawings, meets the Secretary of the Interior’s Standards for Rehabilitation, Standards number 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*:

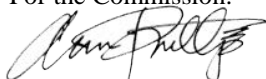
- Construction of a new 3-6 story (stepped massing) mixed-use building including the following scope items:
 - Infill existing parking area and a portion of the recreation area with new building—no demolition of existing structures is proposed
 - Construct new 3-6 story mixed-use building
 - 3 and 4 stories along Ledyard Street to include main building entrance at street level and offices and residential above
 - 6 stories along Cass Avenue to include retail and landscaping at street-level and residential above
 - Roof gardens, recycling, open space, bike racks,, basketball court and outdoor furniture to be included
 - Construct new surface parking lot at the south side of the parcel, behind the new structure, and outside of the Cass Park Historic District

With the following condition:

- HDC Staff shall be afforded the opportunity to review and approve any minor revisions to the project's design prior to the issuance of the permit. Should staff determine that such revisions are not consistent with the intent of the Commission’s approval or do not meet the SOI Standards, staff shall forward the project to the Commission for review at a regular meeting.

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:



Ann Phillips

Staff

Detroit Historic District Commission

Description of Existing Conditions

The parcel of the proposed project has three existing buildings (operated by Mariners Inn) that will remain. The new building will be located at the corner of Cass Avenue and Ledyard Street. Currently a surface parking lot exists that holds 36 parking spaces. The parking lot will be removed for the new building, and a new surface parking lot will be located at the South side of the new mixed-use building, along Cass Avenue (outside the Cass Park Historic District boundary line). Open space and landscape will be part of the new design (please see attached drawings).

Description of Project

Mariners Inn, a human service agency that provides residential and outpatient substance abuse treatment, counseling, housing, health services, and job placement, is in planning stages of proposed new state-of-the-art facility at the corner of Cass Avenue and Ledyard Street on the current Mariners Inn campus.

Because of Mariners Inn's location, we are presented with a unique opportunity to provide a continuum of services, from emergency shelter to permanent supportive housing, all in close proximity to ensure successful cost-effective treatment, case management, and aftercare for the people we serve. The new building will contain one-bedroom permanent supportive housing apartments for men and women, recovery housing units as well as programmatic space and staff offices. Plans also call for retail space along Cass Avenue. Current structures on the site will remain.

Without a stable place to live and a support system to help them address underlying problems, most homeless people shift from one emergency system to the next – from the streets to shelters, to public hospitals, to psychiatric institutions, substance abuse treatment centers, and detox centers, and ultimately, back to the streets – in an endless cycle. Stable housing is central to attaining treatment goals, however, an inadequate supply of affordable housing is one of the most significant gaps in the substance abuse treatment system. The extremely high cost of this cycle of homelessness, in human and economic terms, can be seen in the lives of the men who come through the doors of Mariners Inn.

Supportive housing -permanent, affordable housing linked to health, substance abuse services, mental health, employment, and other support services- is a proven, cost- effective way to end homelessness for people who face complex challenges. By providing chronically homeless people with a way out of expensive emergency public services and back into their own homes and communities, supportive housing not only improves the lives of its residents but also generates significant public savings.

Detailed scope of work

- New 3-6 story stepped building at the corner of Cass and Ledyard.
- 3 and 4 stories along Ledyard and 6 stories along Cass Avenue.
- Surface parking lot located at the south side of the new building, and outside the Cass Park Historic District boundary.
- 44 Permanent Supportive Housing units and 40 Recovery Housing units
- Retail along Cass Avenue with landscaping fronting the sidewalk
- Main entrance to residential portion will be located along Ledyard Street
- Roof gardens, recycling, open space, bike racks, basketball court and outdoor furniture will be incorporated



EXISTING SITE CONDITIONS

— — — — CASS PARK HISTORIC DISTRICT
- - - - PARCEL BOUNDARY



**EXISTING SITE CONDITIONS
W/ PROPOSED BUILDING**

- /// CASS PARK HISTORIC DISTRICT
- PROPOSED BUILDING BOUNDARY
- - - PARCEL BOUNDARY







MARINERS INN

Recovery is Real...and Begins at Mariners Inn

July 18, 2019

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Detroit MI 48226

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To the Members of the Historic District Commission:


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Sincerely,

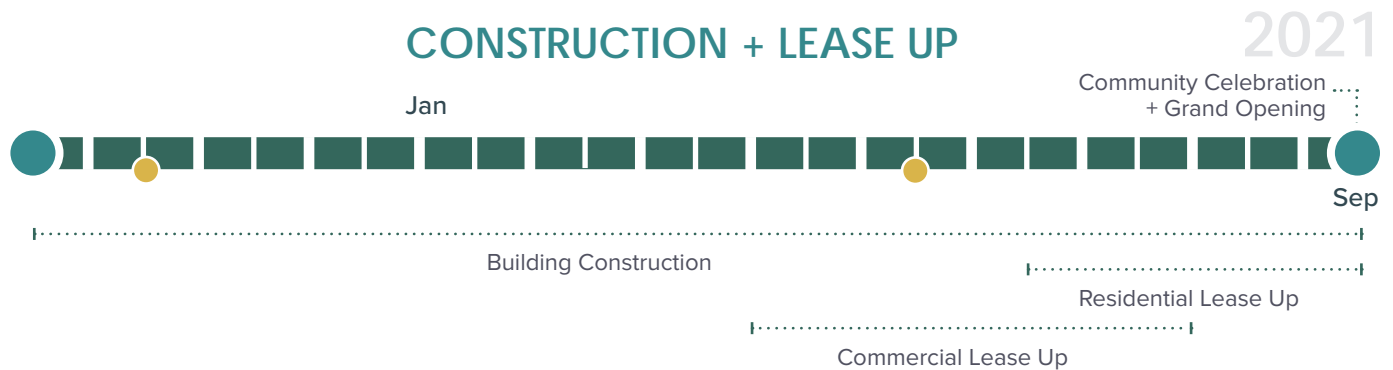
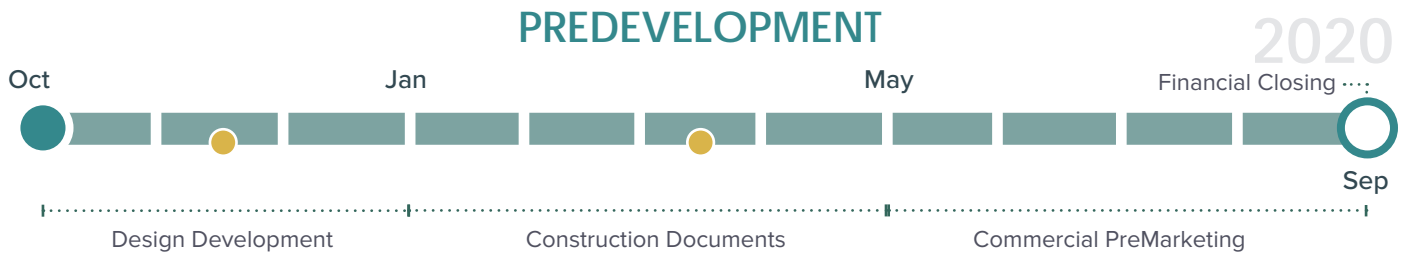
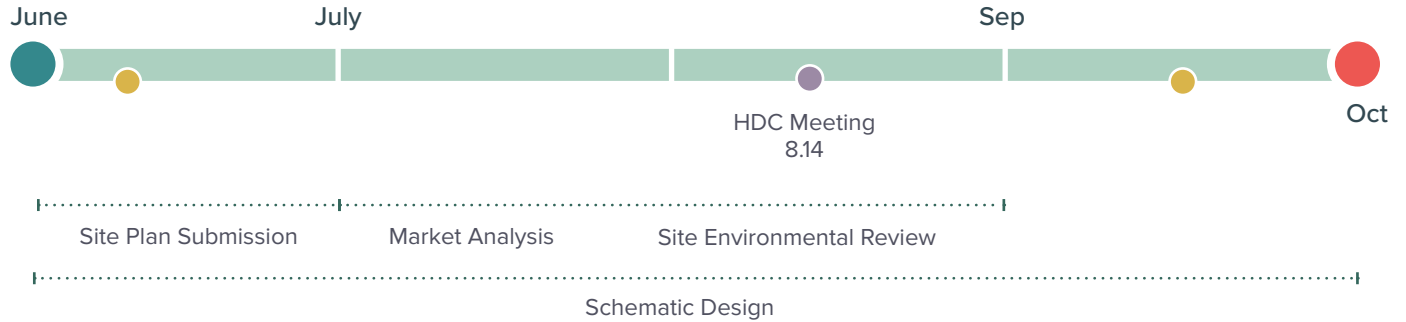

David Sampson
CEO



MARINERS INN

PROJECT SCHEDULE

2019



- Resident/Community Meetings
- Benchmarks
- LHRTC Application Deadline

CASS PARK HISTORIC DISTRICT ELEMENTS OF DESIGN

01 HEIGHT

Heights within the district are varied, from 445 Ledyard, a two-story (2 story) building with a single-story addition) to 500 Temple, a fourteen-story (14 story) building. Commercial, residential, and institutional buildings all vary in height.

02 PROPORTION OF BUILDINGS FRONT FACADES

Proportion of buildings front facades. Front façades of all building are typically than wide, with few exceptions. A notable exception is the building at 2727 Second Avenue, which is four (4) stories tall but is composed of three (3) distinct sections, two (2) of which are taller than wide. Buildings often occupy most or all of deep lots, resulting in side elevations of buildings that are often substantially wider than tall.

07 RELATIONSHIP OF MATERIALS

Many building are faced with brick and feature stone or cast stone trim. Limestone clads several buildings, including monumental structures at 2727 Second and 500 Temple. Wood is uncommon other than as a sash window material, but wood brackets and eaves adorn the sole building on Charlotte. Metal is used on decorative corbel panels on 2952 Second, for windows spandrels at 2966 Second, as a window frame material on several buildings, and, notably, for the porcelain enamel steel panels at 2906 Cass. Stone is used for window sills, belt courses, and strong courses on a majority of buildings within the district. Roofs within the district are generally flat and not visible, but copper accents define building at 500 Temple and 2727 Second. The stature of Robert Burns is bronze on a granite base.

09 RELATION OF COLORS

Natural brick colors in shades of brown, red, and buff predominate on wall surfaces, while natural stone colors in shades of gray, red, and brown also exists. Although most roofs are flat and therefore not visible, roofs on 2727 Second and 500 Temple are accented by green copper. Wood architectural details are frequently painted in subdued tones appropriate to the architectural style of the buildings, but nonetheless contrast with brick or limestone facing. Apartment buildings are unpainted, with gray stone trim contrasting with brown or buff brickwork. The original colors of any building, as determined by professional analysis, are always acceptable for that building and may provide guidance for similar buildings.

DESIGN RESPONSE

Proposed height is six stories max (66'), with smaller volumes at three to four stories along the front lot line at Ledyard Street. The proposed building is in the mid size range of building heights in the Cass Park Historic District.

Proposed development is wider than tall along Cass Ave.

Proposed primary materials are brick and fiber cement panels. Brick will be used along Ledyard Street where existing brick buildings are located. Fiber cement panels will be used along Cass Avenue.

Red brick (similar to existing adjacent buildings) and off-white/chrome colored fiber cement panels are proposed.

11 RELATIONSHIP OF ROOF SHAPES

Most buildings have flat roofs that cannot be seen from the ground. At 500 Temple, projecting, domed towers and a varying building height create a dramatic roofline. The building at 2727 Second features a flat-decked Mansard roof. Flat-roofed apartment buildings often feature parapet walls which add interest.

Roof will be flat, in line with the adjacent Mariners Inn buildings and most buildings within the Cass Park Historic District.

12 WALLS OF CONTINUITY

Setbacks of buildings tend to vary slightly from one to the next, but generally create a wall or continuity on all streets in the district. Significantly, buildings in the district create a wall of continuity surrounding Cass Park. Mature trees create a wall of continuity along the perimeter of Cass Park, and provide a sense of enclosure within the park.

The wall of continuity along Ledyard is currently not aligned as the three existing buildings step back the further away they are from Cass Park. Our proposed building will continue the wall of continuity by placing our building on what is now a surface parking lot.

14 RELATIONSHIP OF OPEN SPACE TO STRUCTURES

The primary relationship of open space to structures is that of the green space of Cass Park surrounded by a continuous street wall on four sides. Front and side yards range from shallow to nonexistent. Other than public rights-of-way, no other large areas of open space exist. However, outside the district boundaries, vast open spaces exist where they have been created by building demolition; sometimes these spaces serve as parking lots or are maintained as open lawns.

Proposed commercial storefronts along Cass Avenue provide a continuous narrow transition for landscape and outdoor seating. More open space is provided in the interior of the lot.

16 DIRECTIONAL EXPRESSION OF FRONT ELEVATIONS

Façades of apartment structures are generally vertical in directional expression due to tall windows and door openings and relatively tall building heights. The building at 500 Temple has a strong directional expression. The buildings at 2727 Second have a vertical emphasis despite being much wider than tall. Exceptions are Art Deco-influenced buildings at 2906 Cass and 445 Ledyard, which have a horizontal emphasis.

Proposed expression in the front elevation has a horizontal emphasis, similar to the adjacent Mariners Inn building.

17 RHYTHM OF BUILDING SETBACKS

While setbacks may vary slightly from one building to the next, the overall impression is one of a consistent rhythm of building setbacks. This rhythm is particularly significant where structures create a street wall effect surrounding Cass Park.

Proposed front façade is located directly on the front lot line at Ledyard, with an angular entrance to the building.

18 RELATIONSHIP OF LOT COVERAGES

Lot coverages within the district are generally high. Buildings typically cover most of their lots save small front or side setbacks. Exceptions are smaller residential buildings at 2753 Park and 457 Ledyard, which have rear yards.

Proposed ground floor building footprint occupies 19% of the lot, with the remaining occupied by landscaped public space, surface parking, and existing buildings.

20 ORIENTATION, VISTAS, OVERVIEWS

Buildings generally face the streets and are entered from the front façades by a single or double doorway. The larger buildings within the district, such as at 500 Temple, 2727 Cass, and 400 Temple, constitute landmarks that are clearly visible from several blocks away, or in the case of 500 Temple, from a great distance. Buildings flanking Cass Park create a sense of enclosure and contribute greatly to the integrity of feeling and setting within the park. The statue of Robert Burns sits on the northern edge of Cass Park, centered on its block face, and faces north along Second Avenue. Cass Park bisects Second Avenue and, consequently, provides a vista that is visible from a great distance to the north.

21 SYMMETRIC OR ASYMMETRIC APPEARANCE

The appearance of front faced in the district is, for the most part, symmetrical. The building at 500 Temple is asymmetrical, but is composed of sections that are symmetrical. Cass Park is highly symmetrical in nature, with eight (8) sidewalks converging on the center of the park from each corner and from the center of each of its four (4) sides; this relationship is considered a significant feature of the park.

22 GENERAL ENVIRONMENTAL CHARACTER

The general character of the district is that of a dense, mixed-use, urban neighborhood of apartment, office, and institutional buildings, surrounding and complimenting the green space of Cass Park.

Proposed orientation runs South to North along Cass Avenue, affording views of Cass Park to the West and downtown Detroit to the South. Main entrance will be located on Ledyard Street, the main façade.

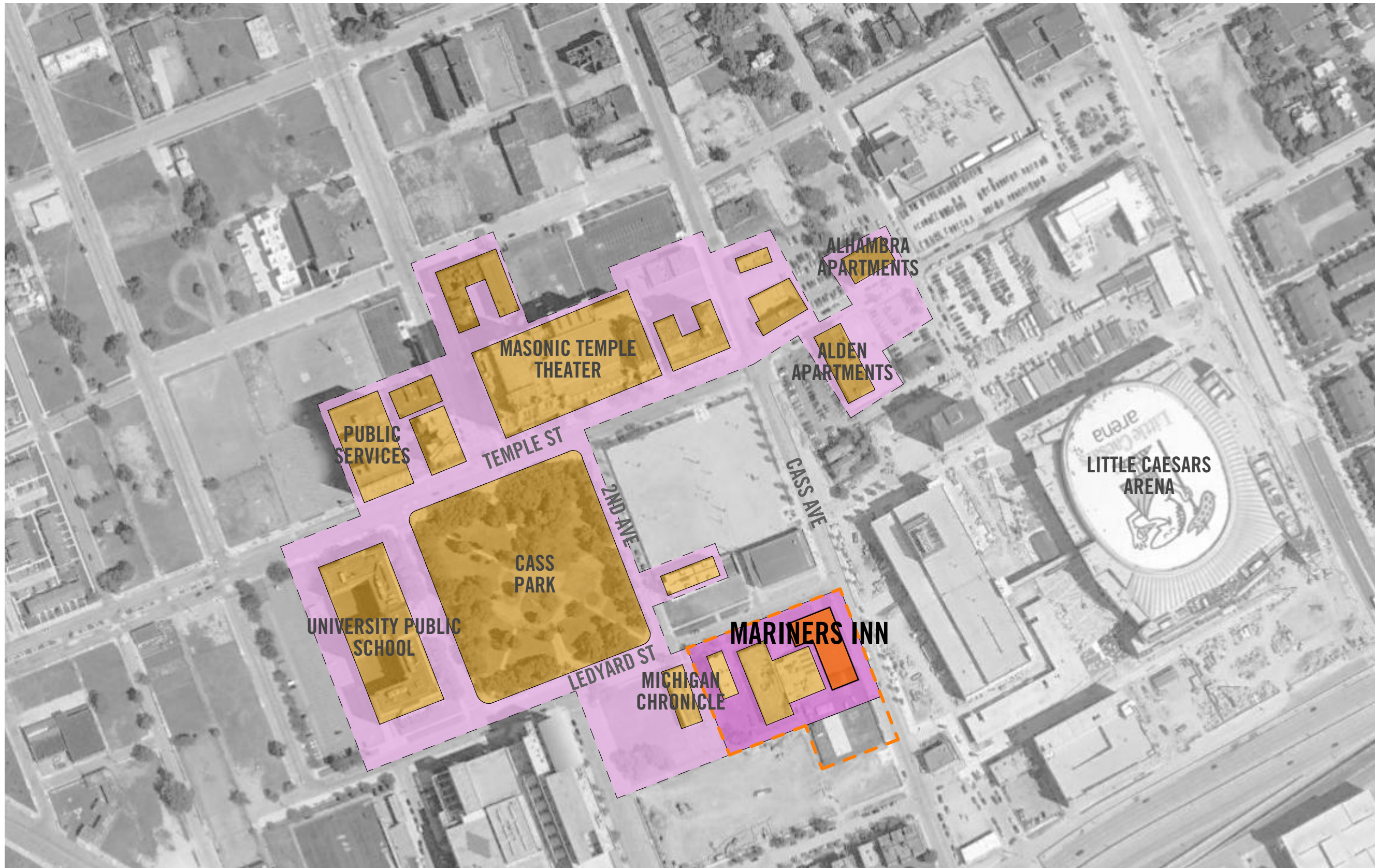
Proposed massing is asymmetrical, with taller massing in the south corner that steps down towards the northwest, resulting in a balanced composition.

Proposed design will be a dense, mixed-use development that will complement the existing historic fabric of Cass Park. Through material intentionality and the height considerations, the building will be a balanced composition between past and contemporary design.

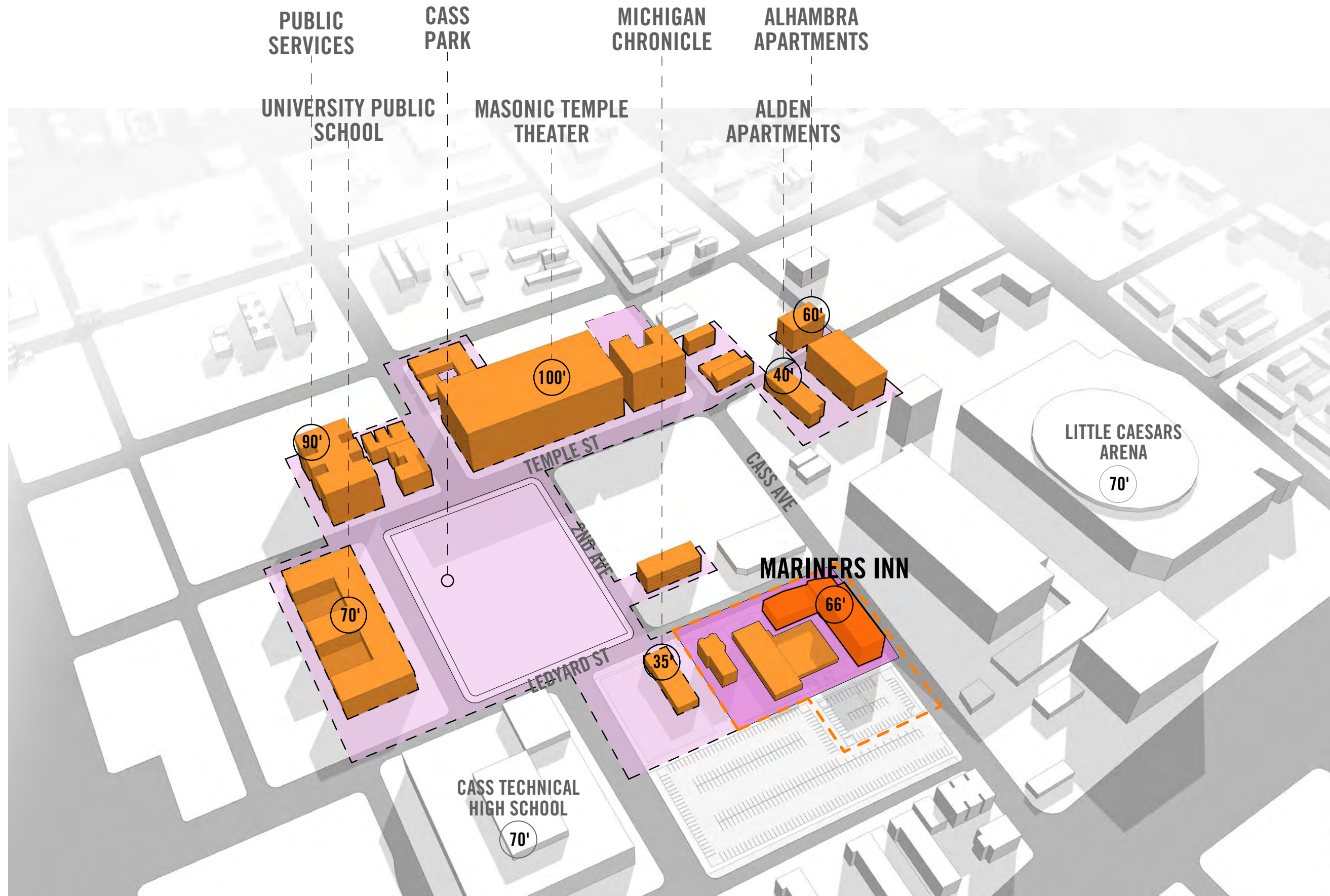
Mariners Inn

Historic District Commission Submission / July 26, 2019

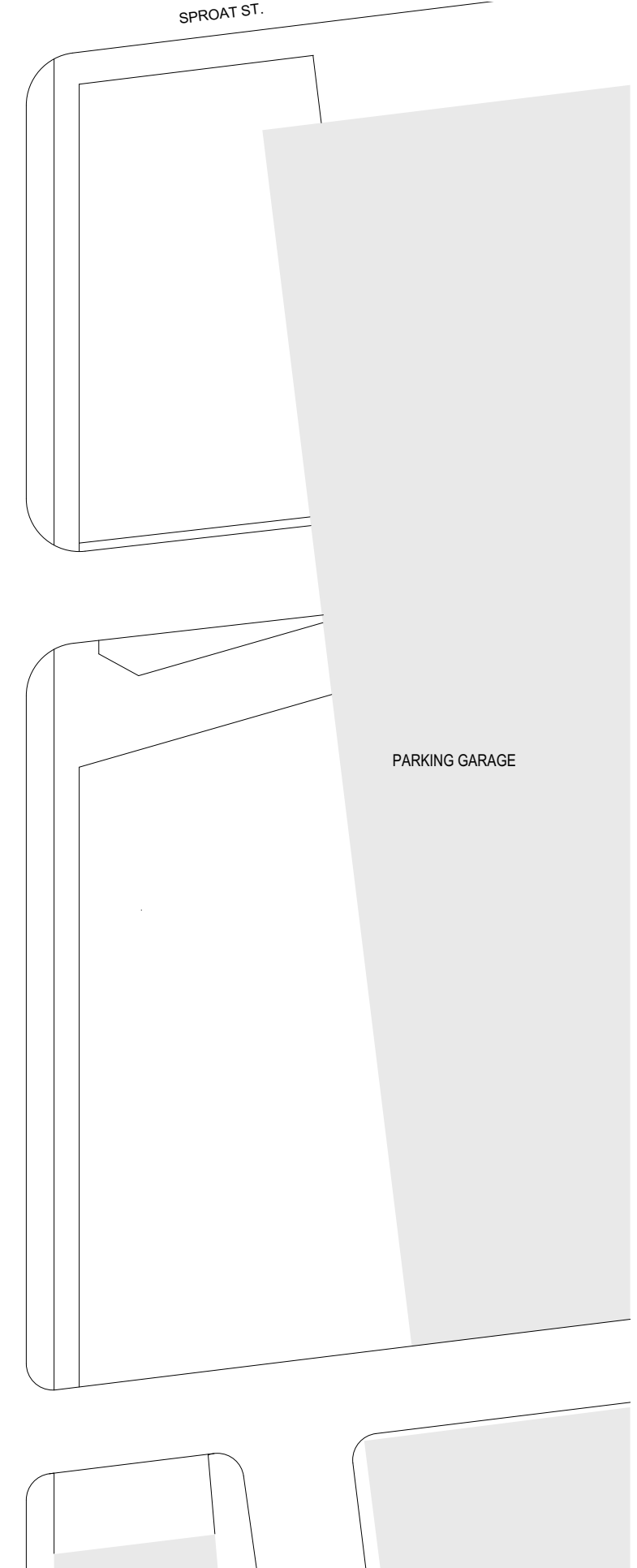
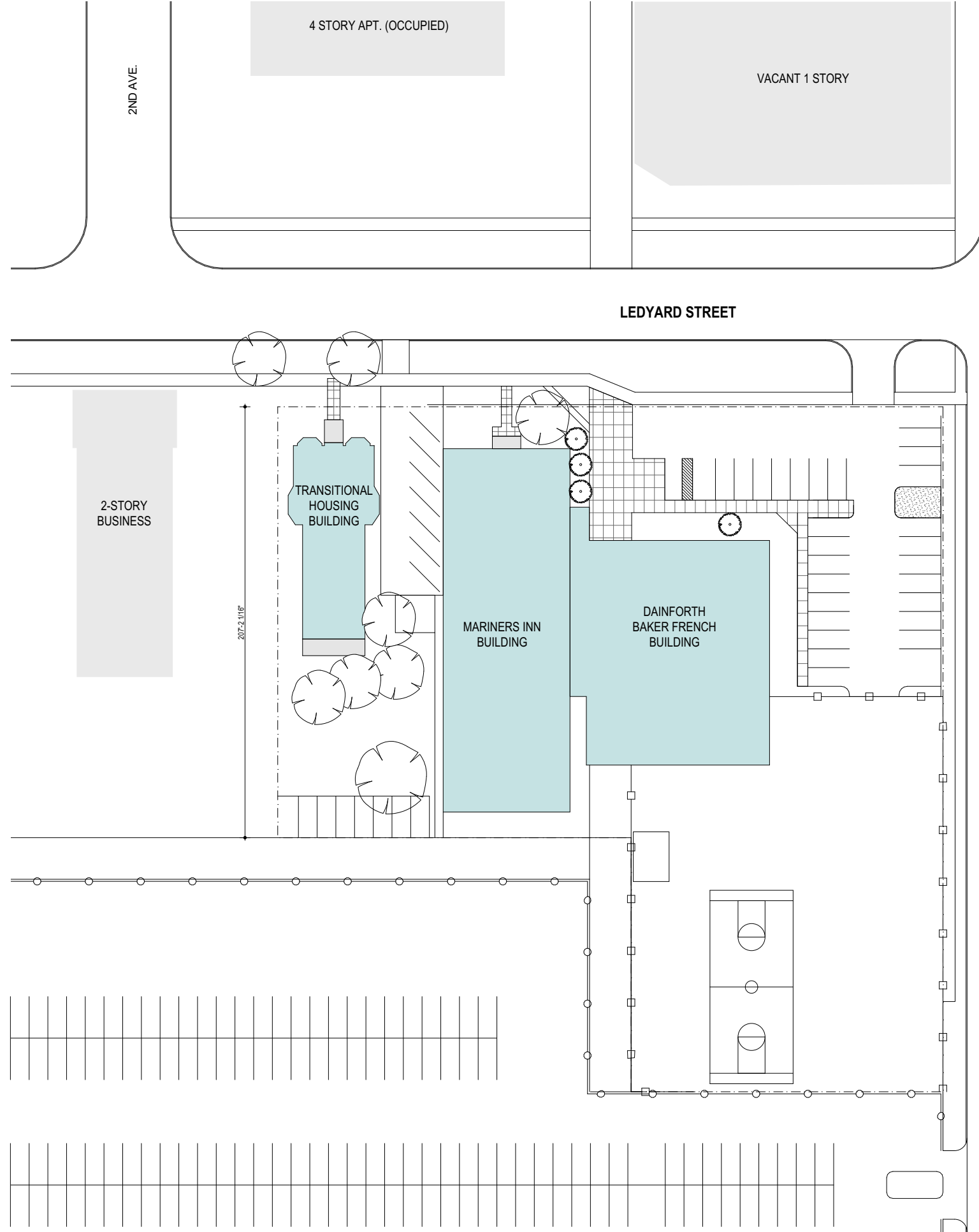




CASS PARK HISTORIC DISTRICT

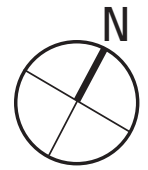
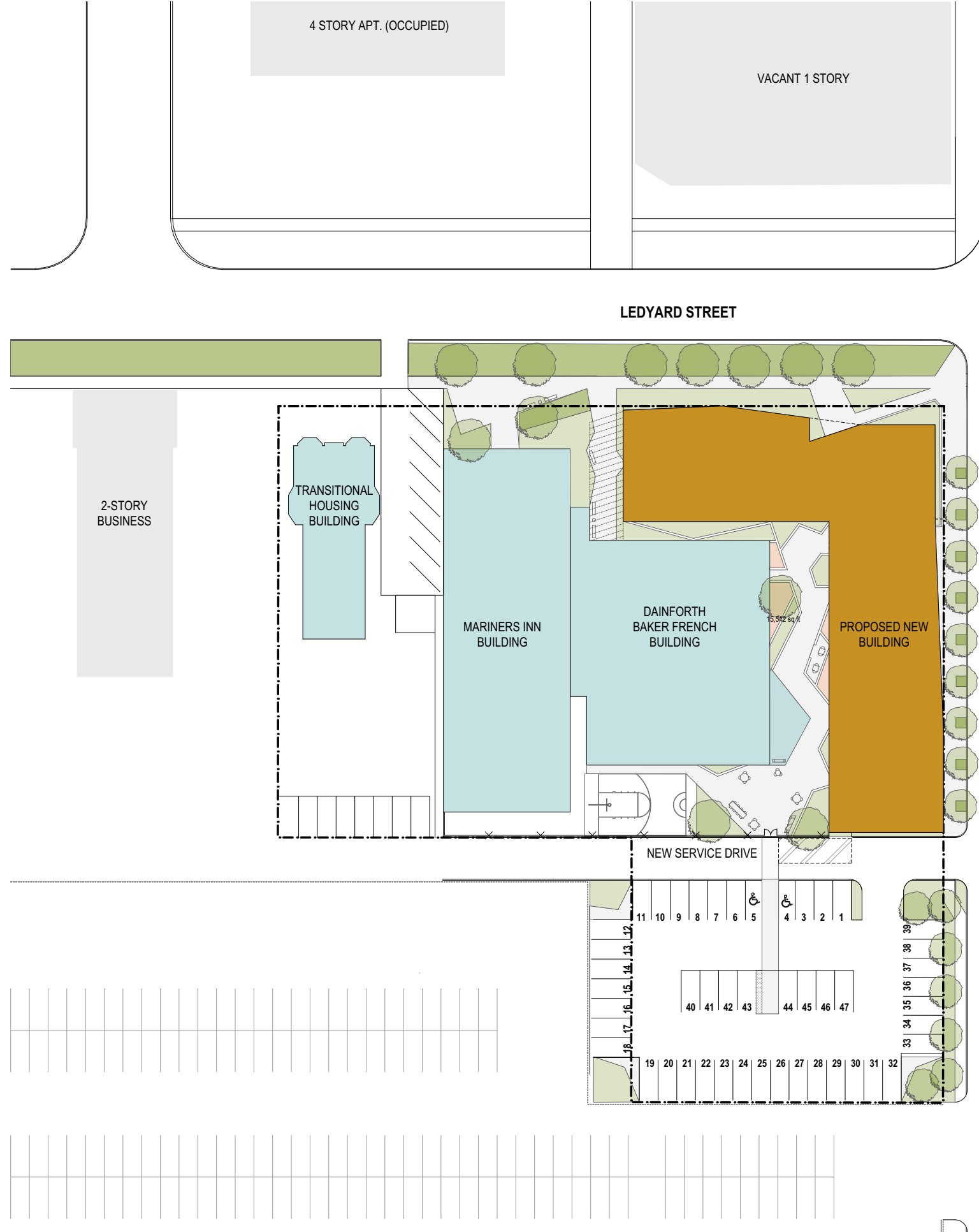


CASS PARK HISTORIC DISTRICT - Scale / Massing

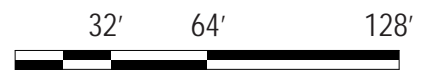


EXISTING SITE PLAN





PROPOSED SITE PLAN





AERIAL VIEW FROM NORTH



VIEW FROM NORTH



AERIAL VIEW FROM SOUTH



LEDYARD STREET ELEVATION

LANDON BONE BAKER ARCHITECTS

LEDYARD ST

CASS AVE

ADMIN / OFFICE & COUNSELING SPACES

MAIN LOBBY & GATHERING SPACE

EXISTING DAINFORTH BAKER FRENCH BUILDING

COMMERCIAL / RETAIL SPACE

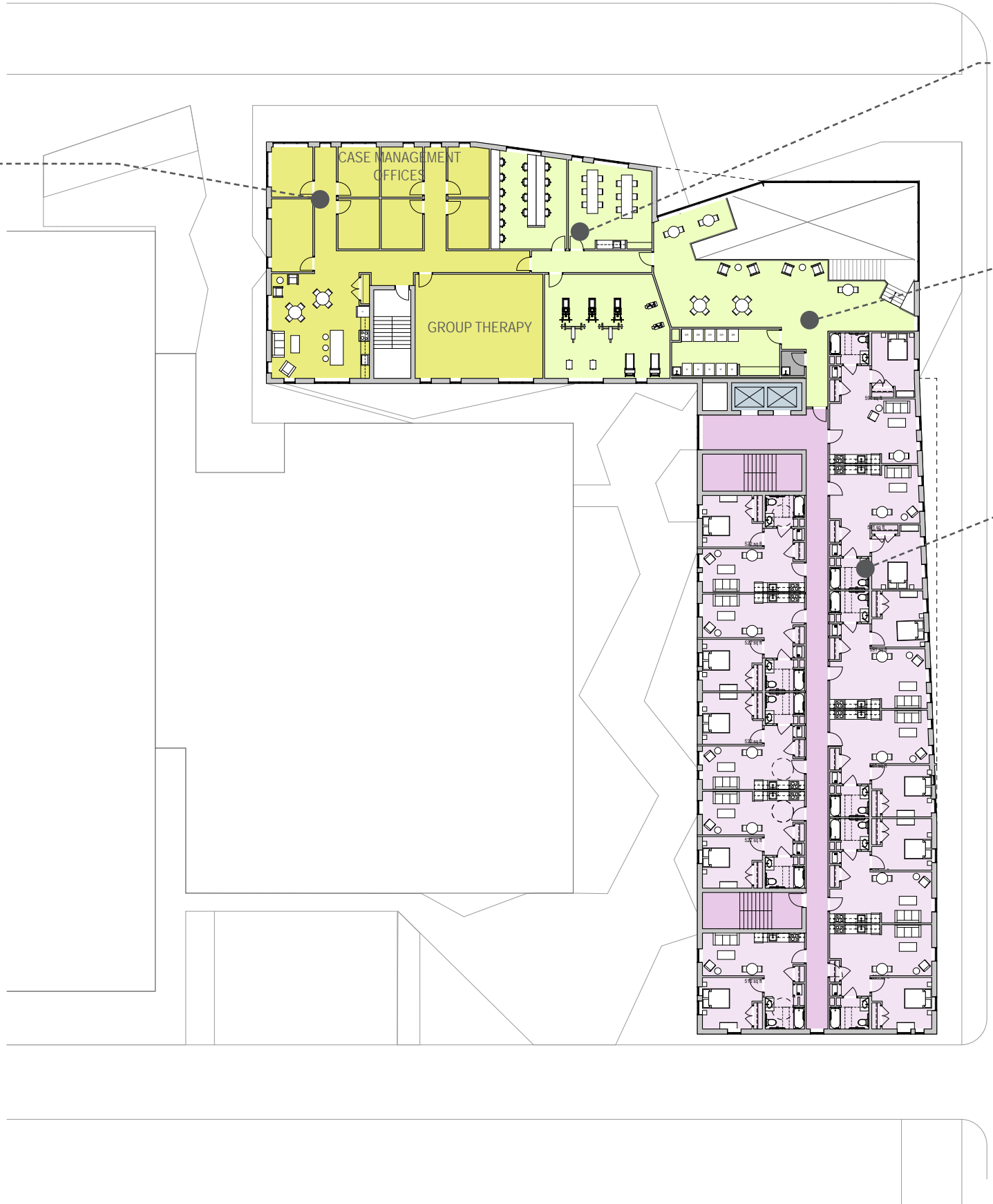
EXTERIOR COURTYARD

NEW SURFACE PARKING LOT



 N
GROUND FLOOR PLAN

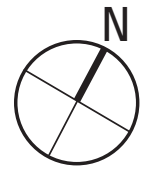
ADMIN / OFFICE & COUNSELING SPACES



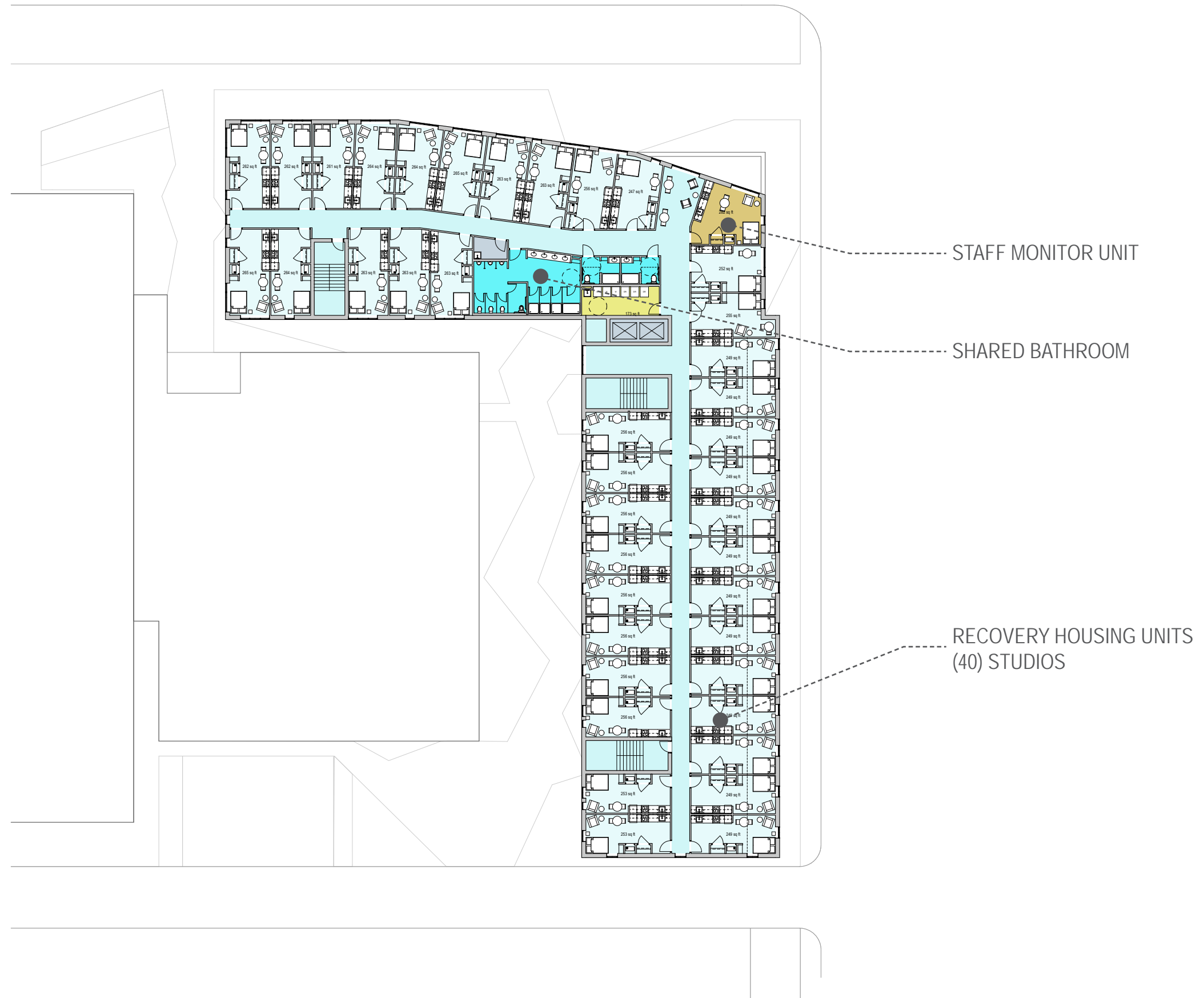
RESIDENT AMENITIES

MEZZANINE GALLERY & LOUNGE

PERMANENT SUPPORTIVE HOUSING UNITS (11) 1-BEDROOM



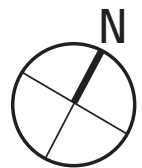
SECOND FLOOR PLAN



STAFF MONITOR UNIT

SHARED BATHROOM

RECOVERY HOUSING UNITS
(40) STUDIOS

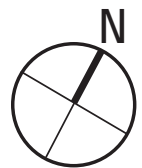


THIRD FLOOR PLAN

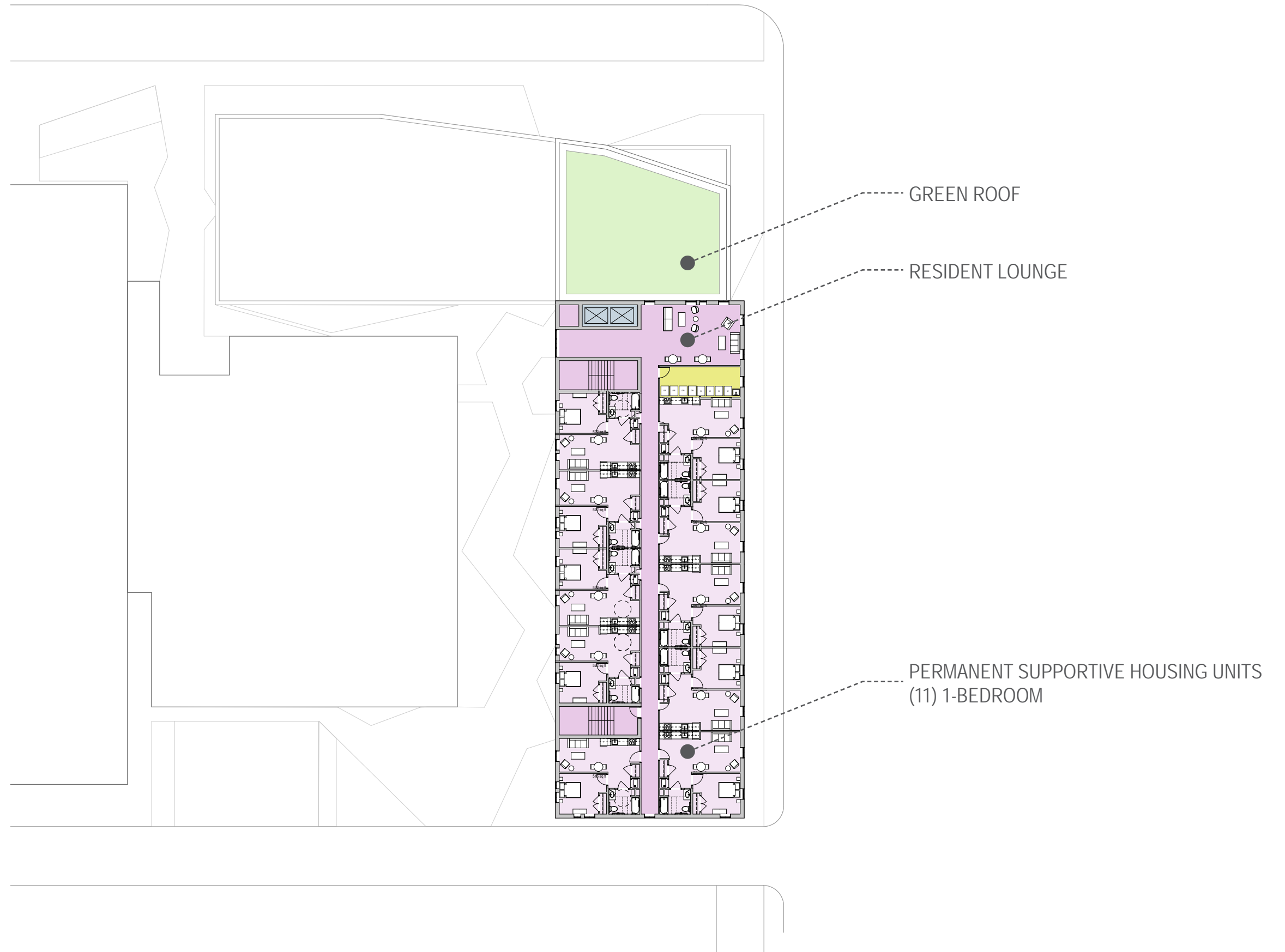


ROOF DECK, LOUNGE, & CHAPEL

PERMANENT SUPPORTIVE HOUSING UNITS
(1) 1-BEDROOM



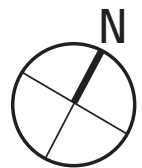
FOURTH FLOOR PLAN



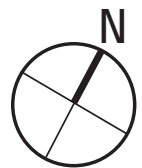
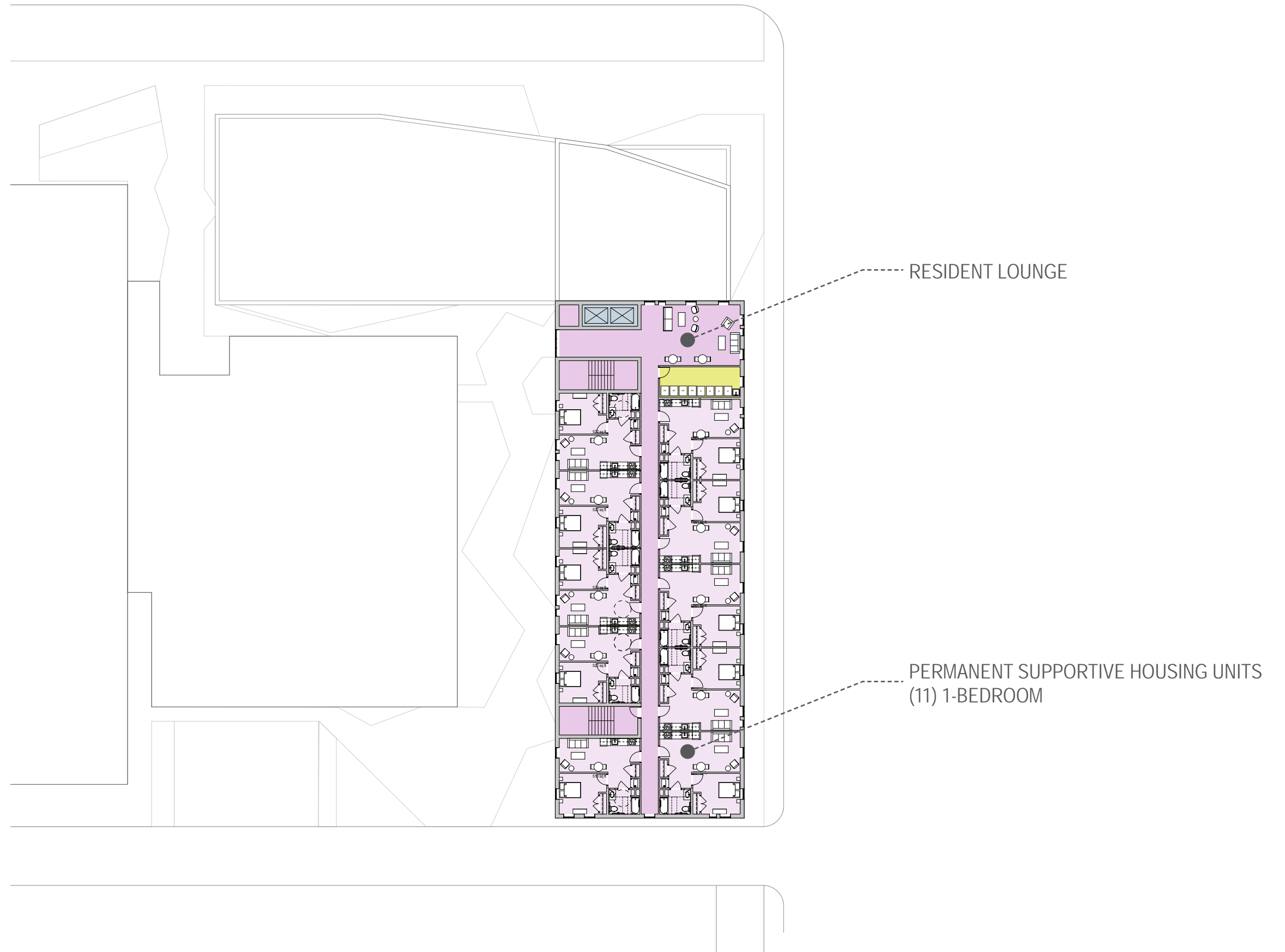
GREEN ROOF

RESIDENT LOUNGE

PERMANENT SUPPORTIVE HOUSING UNITS
(1) 1-BEDROOM



FIFTH FLOOR PLAN



SIXTH FLOOR PLAN



GAME TABLES



FITNESS EQUIPMENT



RIVER ROCK EDGING



RAISED PLANTING BEDS



PERVIOUS PLANK PAVERS



PLANTERS IN R.O.W.



LANDSCAPE FEATURES & MATERIALS PLAN



CORNUS SERICEA
(RED OSIER DOGWOOD)



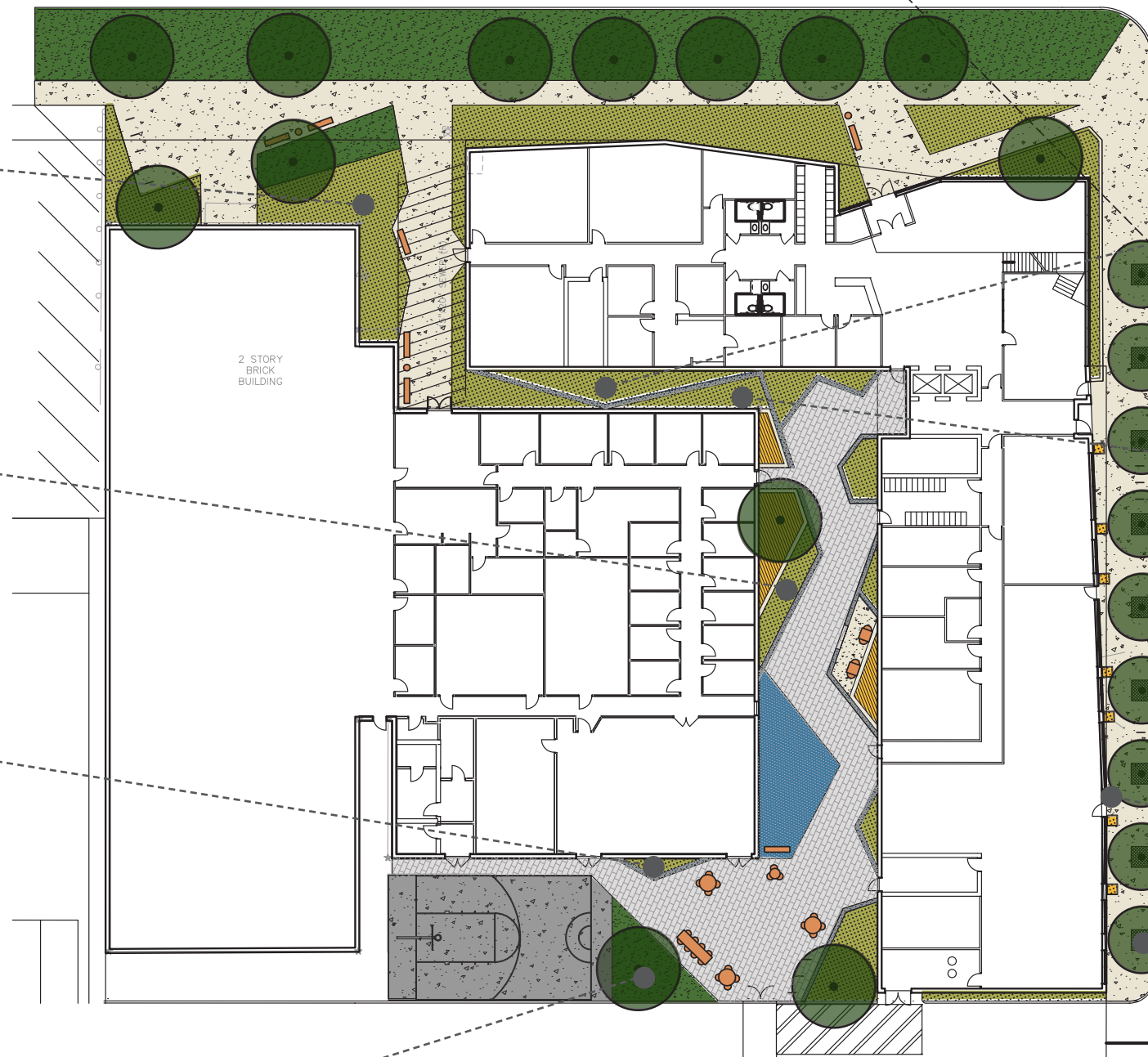
HEUCHERA 'SPELLBOUND'
(SPELLBOUND CORAL BELLS)



DESCHAMPسيا CEPITOSA
('PIXIE FOUNTAIN' TUFTED HAIR GRASS)



ACER RUBRUM - RED MAPLE



OSMUNDA CINNAMOMEA
(INTERRUPTED FERN)



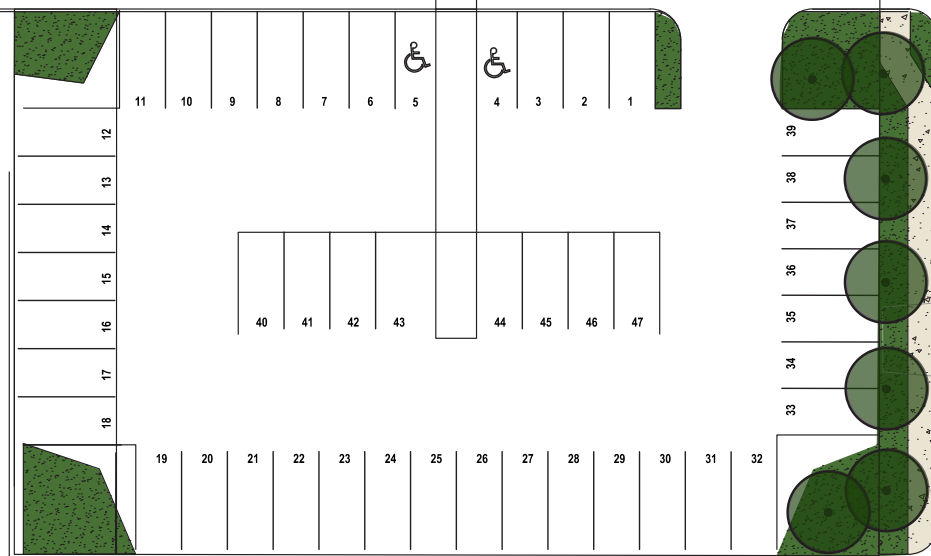
HAKONECHOLA MACRA
(ALL GOLD JAPANESE FOREST GRASS)
+
ASARUM CANADENSE
(CANADIAN WILD GINGER)



ANNUALS IN PLANTERS



AMELANCHIER LAEVIS
(ALLEGHENY SERVICEBERRY)



LANDSCAPE PLANTING PLAN

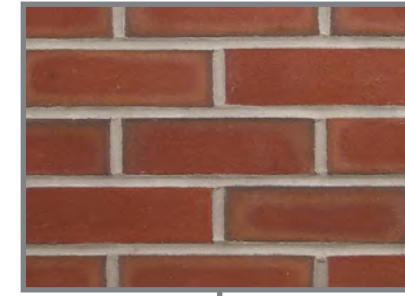
GREEN ROOF



CUSTOM COLOR ACCENT PANELS



RED BRICK / GLEN-GERY LANSDOWNE



TWO-STORY GLASS CURTAIN WALL



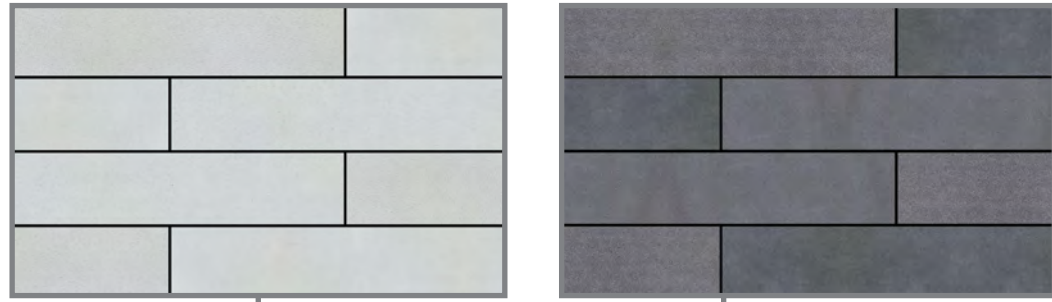
BACKPAINTED GLASS ACCENT PANELS



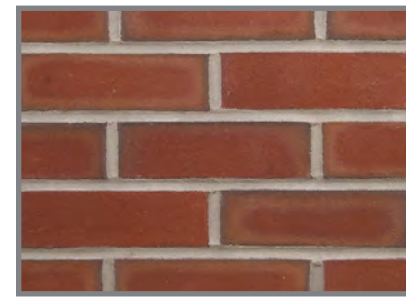
GLASS STOREFRONT SYSTEM

NORTH (LEDYARD ST.) ELEVATION

FIBER CEMENT PANELS / RIEDER OFF-WHITE & CHROME



RED BRICK / GLEN-GERY LANSDOWNE



GRAY BRICK / SIOUX CITY EBONITE



BACKPAINTED GLASS ACCENT PANELS

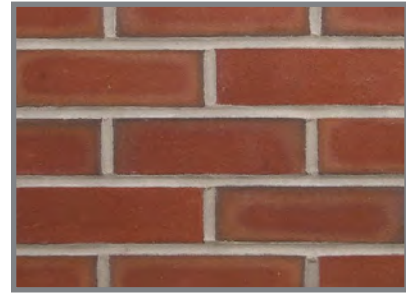


TWO-STORY GLASS CURTAIN WALL

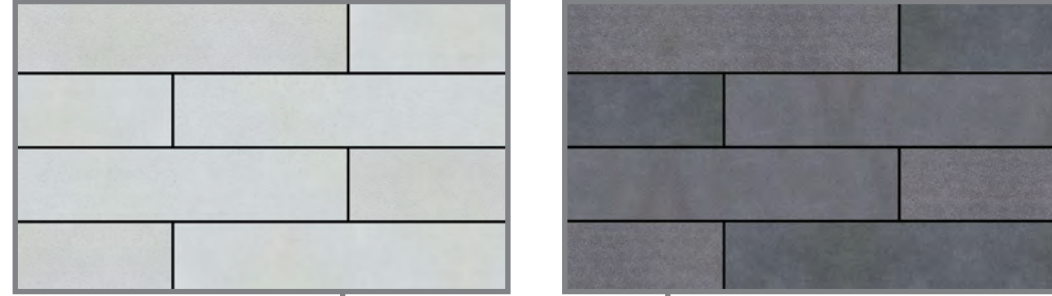
EAST (CASS AVE.) ELEVATION

LANDON BONE BAKER ARCHITECTS

RED BRICK / GLEN-GERY LANSDOWNE



FIBER CEMENT PANELS / RIEDER OFF-WHITE & CHROME



+66'-0" T/PARAPET

+63'-0" T/ROOF

+53'-0" 6TH FLOOR

+43'-0" 5TH FLOOR

+33'-0" 4TH FLOOR

+23'-0" 3RD FLOOR

+13'-0" 2ND FLOOR

+0'-0" 1ST FLOOR

EXISTING DAINFORTH BAKER FRENCH BUILDING



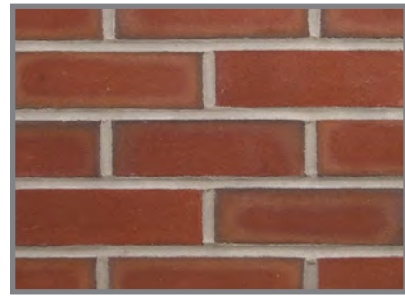
EXTERIOR COURTYARD



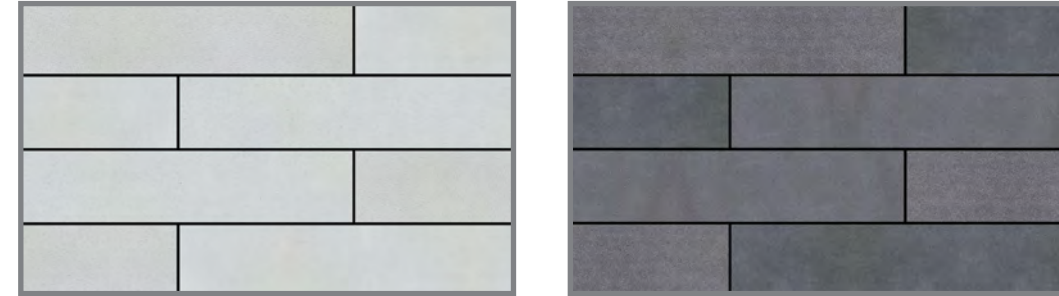
GLASS STOREFRONT SYSTEM

SOUTH ELEVATION

RED BRICK / GLEN-GERY LANSDOWNE



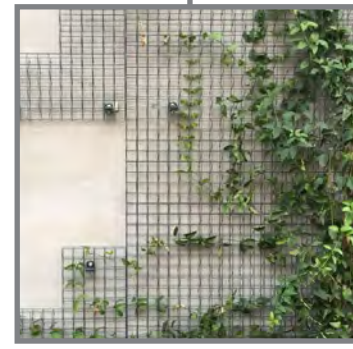
FIBER CEMENT PANELS / RIEDER OFF-WHITE & CHROME



GLASS STOREFRONT SYSTEM



PATTERN FRIT GLASS

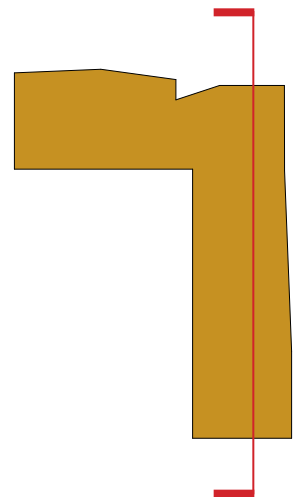
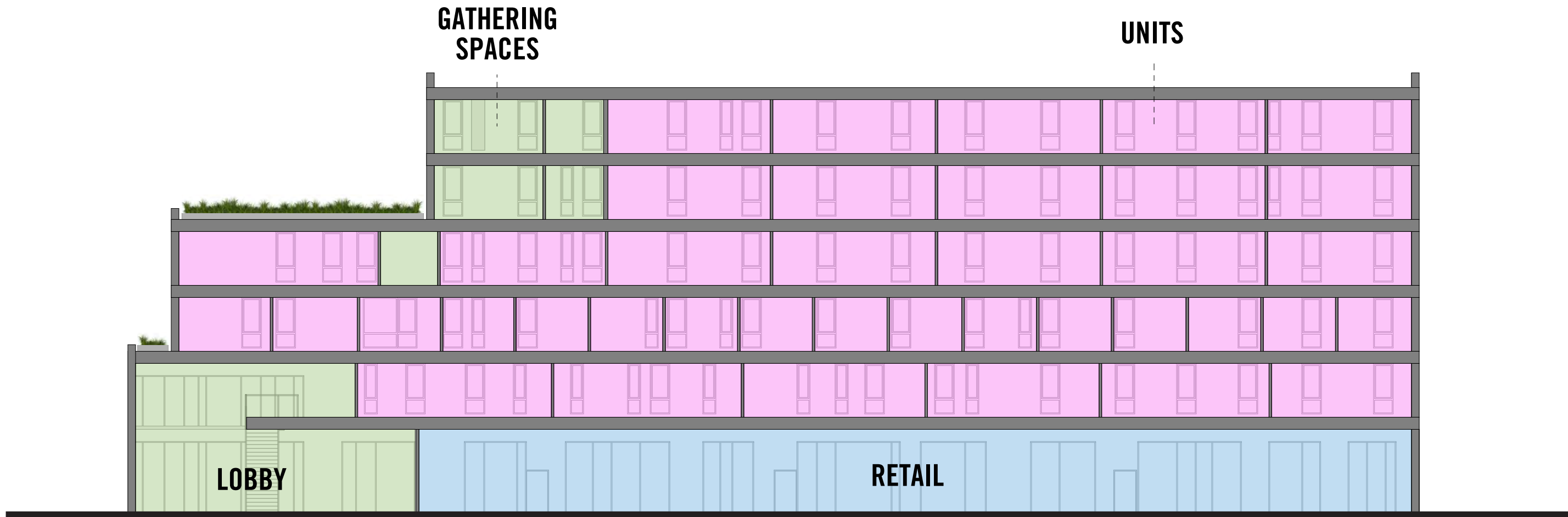


METAL MESH GREEN SCREEN

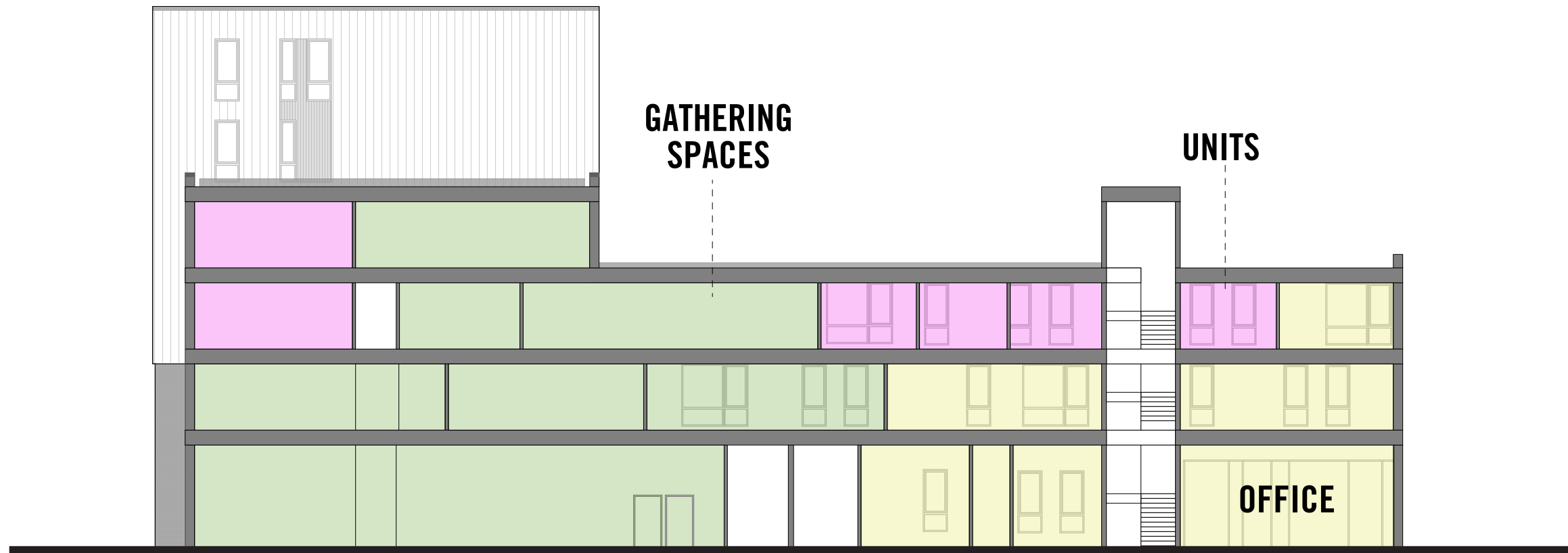


GRAY BRICK / SIOUX CITY EBONITE

WEST (COURTYARD) ELEVATION



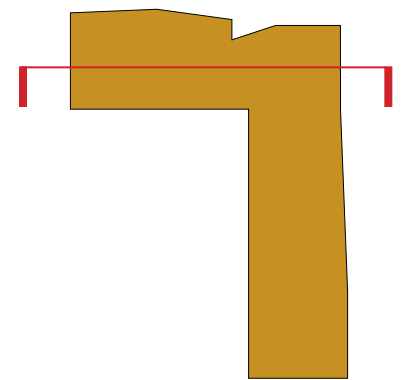
NORTH-SOUTH BUILDING SECTION



GATHERING
SPACES

UNITS

OFFICE



EAST-WEST BUILDING SECTION

LANDON BONE BAKER ARCHITECTS



July 10, 2019

Historic District Commission
City of Detroit
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 212
Detroit, MI 48226

RE: Mariner's Inn – Property Development Project at Cass/Ledyard

To the Members of the Historic District Commission:

On behalf of Midtown Detroit, Inc. (MDI), I would like to express my support for Mariners Inn's proposed construction project at the corner of Cass Avenue and Ledyard Street.

As a prominent nonprofit and business partner in the community this project is important to our organization and the growth of the neighborhood specifically because:

- This project has apartments with rents that are affordable to my neighbors.
- The project will invigorate the neighborhood and provide additional housing diversity that complements the eclectic make-up of the neighborhood.
- There are spaces for businesses that are currently missing from my neighborhood.
- The project will ensure that social services are still provided to area residents.
- Project construction will generate jobs, taxes and economic income.
- Off-street vehicle and bicycle parking will be available to commercial tenants, customers, and guests.
- The project will activate the streetscape on Cass Avenue and Ledyard Street.

For these reasons, I am strongly in favor of this project. The combination of this new investment paired with affordable housing and opportunity for local entrepreneurship is exciting and will benefit efforts to create an inclusive community and economic growth in my neighborhood.

Sincerely,

A handwritten signature in black ink that reads "Susan Mosey".

Susan Mosey
Executive Director



Coalition On Temporary Shelter
26 Peterboro | Detroit, MI 48201
[P] 313-831-3777
[F] 313-831-5199
www.cotsdetroit.org

July 8, 2019

Historic District Commission
City of Detroit
CAYMC
Center 2 Woodward Avenue, Suite 212
Detroit MI 48226

To the Members of the Historic District Commission:

As a prominent and long-standing nonprofit agency in the community, I would like to express my support for Mariners Inn's proposed construction project at the corner of Cass Avenue and Ledyard Street.

This project is important to COTS specifically because:

- This project has apartments with rents that are affordable to our neighbors.
- The project will invigorate the neighborhood and provide additional housing diversity that complements the eclectic make-up of the neighborhood.
- There are spaces for businesses that are currently missing from the neighborhood.
- The project will ensure that social services are still provided to area residents.
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For these reasons, I am strongly in favor of this project. The combination of this new investment paired with affordable housing and opportunity for local entrepreneurship is exciting and will benefit efforts to create an inclusive community and economic growth in our neighborhood.

Regards,

Cheryl P. Johnson
Chief Executive Officer



Passport to Self-Sufficiency™ - Assisting families in reaching their housing, economic, health, education, and career goals through coaching, mentorship and support as they strive to overcome homelessness and break the cycle of poverty for the next generation and beyond.





THE RT. REVEREND WENDELL N. GIBBS, JR.
TENTH BISHOP OF MICHIGAN

4800 WOODWARD AVE.
DETROIT, MI 48201-1399

PH (313) 833.4435
TF (866) 545.6424 EXT. 3035
FX (313) 831.2155
WGIBBS@EDOMI.ORG

July 8, 2019

Historic District Commission
City of Detroit
CAYMC
Center 2 Woodward Avenue, Suite 212
Detroit MI 48226

To the Members of the Historic District Commission:

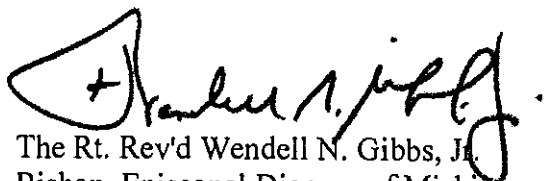
As a prominent religious institution in the community, I would like to express my personal support and the support of our membership for Mariners Inn's proposed construction project at the corner of Cass Avenue and Ledyard Street.

This project is important to The Episcopal Diocese of Michigan (EDOMI) specifically because:

- This project has apartments with rents that are affordable to our neighbors.
- The project will invigorate the neighborhood and provide additional housing diversity that complements the eclectic make-up of the neighborhood.
- There are spaces for businesses that are currently missing from our neighborhood.
- The project will ensure that social services are still provided to area residents.
- Project construction will generate jobs, taxes and economic income.
- Off-street vehicle and bicycle parking will be available to commercial tenants, customers, and guests.
- The project will activate the streetscape on Cass Avenue and Ledyard Street.

For these reasons, I am strongly in favor of this project. The combination of this new investment paired with affordable housing and opportunity for local entrepreneurship is exciting and will benefit efforts to create an inclusive community and economic growth in our neighborhood.

Kind regards,



The Rt. Rev'd Wendell N. Gibbs, Jr.
Bishop, Episcopal Diocese of Michigan
July 8, 2019



10 Peterboro St.
Detroit, MI 48201-2722

Phone: (313) 831.3160

TTY/TDD (800) 649.3777

July 8, 2019

Historic District Commission
City of Detroit
CAYMC
Center 2 Woodward Avenue, Suite 212
Detroit MI 48226

To the Members of the Historic District Commission:

As a prominent mental health service agency in the community, I would like to express my support for Mariners Inn's proposed construction project at the corner of Cass Avenue and Ledyard Street.

This project is important to Detroit Central City Community Mental Health specifically because:

- This project has apartments with rents that are affordable to my neighbors.
- The project will invigorate the neighborhood and provide additional housing diversity that complements the eclectic make-up of the neighborhood.
- There are spaces for businesses that are currently missing from my neighborhood.
- The project will ensure that social services are still provided to area residents.
- Project construction will generate jobs, taxes and economic income.
- Off-street vehicle and bicycle parking will be available to commercial tenants, customers, and guests.
- The project will activate the streetscape on Cass Avenue and Ledyard Street.

For these reasons, I am strongly in favor of this project. The combination of this new investment paired with affordable housing and opportunity for local entrepreneurship is exciting and will benefit efforts to create an inclusive community and economic growth in my neighborhood.

Best Regards,

Ryan Lepper
Chief Executive Officer
Central City Integrated Health

HEALTH FOR
THE MIND,
BODY AND
COMMUNITY.



July 8, 2019

Historic District Commission
City of Detroit
CAYMC
Center 2 Woodward Avenue, Suite 212
Detroit MI 48226

To the Members of the Historic District Commission:

As a prominent and long-standing nonprofit agency in the community, I would like to express my support for Mariners Inn's proposed construction project at the corner of Cass Avenue and Ledyard Street.

This project is important to The Detroit Rescue Mission Ministries (DRMM) specifically because:

- This project has apartments with rents that are affordable to my neighbors.
- The project will invigorate the neighborhood and provide additional housing diversity that complements the eclectic make-up of the neighborhood.
- There are spaces for businesses that are currently missing from my neighborhood.
- The project will ensure that social services are still provided to area residents.
- Project construction will generate jobs, taxes and economic income.
- Off-street vehicle and bicycle parking will be available to commercial tenants, customers, and guests.
- The project will activate the streetscape on Cass Avenue and Ledyard Street.

For these reasons, I am strongly in favor of this project. The combination of this new investment paired with affordable housing and opportunity for local entrepreneurship is exciting and will benefit efforts to create an inclusive community and economic growth in my neighborhood.

Kind regards,

Printed Name: Chad Audi
Organization: Detroit Rescue Mission Ministries
Date: 07/08/2019

Cass Technical High School

2501 Second Ave - Detroit, Michigan 48201 - (313) 263-2000 - Facsimile (313) 263-2001 - <http://casstech.schools.detroitk12.org/>



July 8, 2019

Lisa Phillips
Principal

Todd Henderson
Vice Principal

Patricia Perry
Vice Principal

Lauren Kazin
Vice Principal

Velma Snow
Vice Principal

Historic District Commission
City of Detroit
CAYMC
Center 2 Woodward Avenue, Suite 212
Detroit MI 48226

To the Members of the Historic District Commission:

As a public high school located across the street from Mariners Inn, I would like to express my support for Mariners Inn's proposed construction project at the corner of Cass Avenue and Ledyard Street.

This project is important to Cass Technical high School specifically because:

- This project has apartments with rents that are affordable to my neighbors.
- The project will invigorate the neighborhood and provide additional housing diversity that complements the eclectic make-up of the neighborhood.
- There are spaces for businesses that are currently missing from my neighborhood.
- The project will ensure that social services are still provided to area residents.
- Project construction will generate jobs, taxes and economic income.
- Off-street vehicle and bicycle parking will be available to commercial tenants, customers, and guests.

The project will activate the streetscape on Cass Avenue and Ledyard Street.

For these reasons, I am strongly in favor of this project. The combination of this new investment paired with affordable housing and opportunity for local entrepreneurship is exciting and will benefit efforts to create an inclusive community and economic growth in my neighborhood.

Kind regards,

Printed Name: Lisa A. Phillips
Organization: Cass Technical HS
Date: July 8, 2019





July 8, 2019

Historic District Commission
City of Detroit
CAYMC
Center 2 Woodward Avenue, Suite 212
Detroit MI 48226

To the Members of the Historic District Commission:

As a prominent entertainment venue in the community, I would like to express my support for Mariners Inn's proposed construction project at the corner of Cass Avenue and Ledyard Street.

This project is important to The Masonic Temple specifically because:

- This project has apartments with rents that are affordable to my neighbors.
- The project will invigorate the neighborhood and provide additional housing diversity that complements the eclectic make-up of the neighborhood.
- There are spaces for businesses that are currently missing from my neighborhood.
- The project will ensure that social services are still provided to area residents.
- Project construction will generate jobs, taxes and economic income.
- Off-street vehicle and bicycle parking will be available to commercial tenants, customers, and guests.
- The project will activate the streetscape on Cass Avenue and Ledyard Street.

For these reasons, I am strongly in favor of this project. The combination of this new investment paired with affordable housing and opportunity for local entrepreneurship is exciting and will benefit efforts to create an inclusive community and economic growth in my neighborhood.

Kind regards,

Printed Name: STEVEN GENTHER
Organization: MASONIC TEMPLE
Date: 7/18/19

July 15, 2019

City of Detroit - Historic District Commission
CAYMAC Center
2 Woodward Avenue, Suite 212
Detroit, MI 48226

RE: PROPOSED MARINERS INN DEVELOPMENT

Dear Members of the Detroit Historic District Commission:

As Chair of the Neighborhood Advisory Committee (NAC) for the arena district, and involved partner in the community, I would like to express support for the proposed Mariners Inn mixed-use development project at the corner of Cass Avenue and Ledyard Street.

Leadership at Mariner's Inn reached out and provided an in-depth presentation to me last month, which I, in turn, discussed with committee members at our June meeting.

The project is important to the NAC because it will:

- Activate frontages along Cass and Ledyard, which is currently a surface lot;
- Ensure social services are accessible to area residents;
- Generate jobs, taxes, and economic revenue;
- Invigorate the neighborhood with housing diversity that will complement its eclectic character;
- Provide apartments with truly affordable rents for an important demographic of the Detroit community;
- Provide commercial ground floor spaces to local businesses along Cass Avenue, which are sorely needed in the neighborhood; and
- Provide off-street vehicle and bike parking for tenants, customers, and guests.

The prospect of density, new affordable housing, and opportunity for entrepreneurship and small business is wonderful. For these reasons, committee members are very excited about the development and the investment Mariners Inn is proposing.

We offer our full support for their project.

Respectfully Submitted,



Francis Grunow, Chair
Neighborhood Advisory Committee - Arena District



Networking,
Organizing, and
Advocating for the
Homeless

July 22, 2019

Historic District Commission
City of Detroit
CAYMC
Center 2 Woodward Avenue, Suite 212
Detroit MI 48226

To the Members of the Historic District Commission:

As a prominent nonprofit in the community that advocates on behalf of the homeless, I would like to express my support for Mariners Inn's proposed construction project at the corner of Cass Avenue and Ledyard Street.

This project is important to The NOAH Project specifically because:

- This project has apartments with rents that are affordable to my neighbors.
- The project will invigorate the neighborhood and provide additional housing diversity that complements the eclectic make-up of the neighborhood.
- There are spaces for businesses that are currently missing from my neighborhood.
- The project will ensure that social services are still provided to area residents.
- Project construction will generate jobs, taxes and economic income.
- Off-street vehicle and bicycle parking will be available to commercial tenants, customers, and guests.
- The project will activate the streetscape on Cass Avenue and Ledyard Street.

For these reasons, I am strongly in favor of this project. The combination of this new investment paired with affordable housing and opportunity for local entrepreneurship is exciting and will benefit efforts to create an inclusive community and economic growth in my neighborhood.

Kind regards,

Amy Brown
Executive Director
The NOAH Project