

February 8, 2021

Mr. George Roberts
3701 Lincoln, LLC
Robertson Brothers Homes, Tekton Development, & Civic Development
440 Burroughs St.
Suite #125
Detroit, MI 48202

Re: 3700 Trumbull, 3701 Lincoln, and other related parcels

Dear Mr. Roberts:

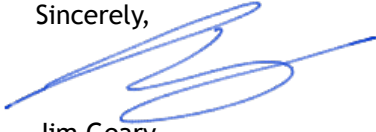
Thank you for discussing your proposed development at the monthly for The Woodbridge Citizens' Council on Thursday, December 10, 2020. The Woodbridge Citizens' Council meets every second Thursday of the month at 6:00pm. All meetings are open to the public and to everyone in the Woodbridge Community. As per your request, we are writing this letter to acknowledge your communication and engagement with our community.

Based on your presentation, materials, and description of your project, we are comfortable with the following:

- George Roberts, Jason Jones and representatives of Robertson Homes have been accessible and available to discuss their proposed project with our general body
- The development team has presented their site plan, architectural elevations, renderings, and project timing to our general body
- In general, WCC supports the proposed density, noting that townhouses can be constructed by right on the R3-zoned property.
- We support adding the proposed type of housing to the neighborhood, which will help diversify the existing housing stock.
- The Woodbridge community has developed our own Design Standards and we believe that this project meets the majority of our design standards.
- The proposed development does have some green space and we believe this is a benefit to our community.
- The proposed development does have the potential for an element of retail and/or community amenity space. We believe this retail and/or community amenity would be an asset to our community.
- We also support the developments teams use and reconstruction of the existing alley.
- WCC understands that the proposed development may require some, yet to be determined, variances. We are supportive of the project and its vision and will address concerns with variances if/as they arise.
- WCC understands that the proposed development is within the Woodbridge Farm Historic District and will require Historic District Commission approval. We are supportive of the project and its vision.
- WCC understands that the proposed development will seek the creating of a Brownfield Tax Incremental Finance District. We are supportive of the project and its vision.
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- Due to the highly visible location of the proposed development-across from a park, at a major intersection which forms a gateway to Woodbridge-WCC feels it is important to emphasize that the exterior design aesthetic and material quality should be of a high standard. The development should age elegantly, and create an excellent first impression of our neighborhood. Based on the elevations and material pallet presented at our January 14, 2021 meeting, we believe the development team has satisfied this standard.

WCC appreciates that you have reached out to us for input and we will inform the Land Bank that you have introduced your proposed project to our community organization. We ask that you provide continued updates so that our community is continually engaged. We would also ask that you provide at least two additional formal presentations to our general body on updates to the project over the course of the development.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jim Geary', with a stylized flourish extending to the right.

Jim Geary
President, Woodbridge Citizens Council