



January 20, 2021

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

Re: Project Located at 3700 Trumbull, 3701 Lincoln, and other related parcels

Dear Mr. Jones:

Thank you for discussing your proposed development with members of the Woodbridge Neighborhood Development's Land and Development Committee meeting on December 16, 2020. This letter serves to acknowledge your communication and engagement with the Woodbridge community, and WND's support for your development team's vision for the project.

Based on the discussions we've had and the information and materials you've provided, we are comfortable providing the following comments and indications of support:

- Jason Jones, George Roberts, and representatives of Robertson Homes have been accessible and available to discuss their proposed project with neighbors and community groups. In addition to the December 16th presentation to WND, a November 21, 2020 meeting was held with neighbors residing in the Woodbridge Farm Historic District, and the project was presented in the December and January meetings Woodbridge Citizens' Council. We would like to acknowledge that Mr. Roberts sits on the Board of Directors of Woodbridge Neighborhood Development.
- The development team has presented their site plan, architectural elevations, renderings, and project timing.
- In general, WND 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 green space included in the proposed development is described as a common space, which provides a benefit to the community.
- The proposed development has 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, and note that the development team plans to further discuss possible uses and types of businesses with the community.
- We support the development team's plan for the use and reconstruction of the existing alley.
- WND understands that the proposed development may require yet to be determined zoning variances; we support the variances required to execute the site plan as presented.
- The proposed development is within the Woodbridge Farm Historic District and will require Historic

District Commission approval. WND is pleased that the development will restore and re-purpose the existing historic powerhouse building. We believe the proposed massing, design and material choices are appropriate for the historic district.

- It is WND's understanding that the proposed development will seek the creation of a Brownfield Tax Incremental Finance District to support financing of the project.

WND appreciates that you have reached out to us for input we believe that continued and strong community engagement is key to successfully and cooperative development. We ask that you provide continued updates so that our community can be engaged throughout the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Christine Holmes". The signature is fluid and cursive, with the first name being more prominent.

Christine Holmes
Policy and Property Development Director