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Date: August ­­­9, 2022

To: City of Detroit Historic District Commission & DHDC Staff

Dear Historic District Commission Members & Staff,

I am writing today to lend my strong support of the Townhouse Development Project proposed by Inkwell Partners for the city vacant land on the northeast corner of W Grand Blvd. and Porter St.

I believe that our Historic Hubbard Farms residential neighborhood needs this very kind of proposed housing development for these benefits:

The townhouses are of an appropriate size and scale for our neighborhood by building the new 2-story unit townhouses that will complement the existing adjacent 2-story dwelling to the immediate north as well as building the new 3-story townhouses to the south of this streetscape on West Grand Blvd. to Porter St. And to build the 2-story townhouses to face Porter St. where 2-story buildings & single-family homes are surrounding & in view of this Porter St. location.

The proposed plan that consists of 2- and 3-story townhomes on the site fits better into the neighborhood context than any 4-story apartment building or 4-story townhouse.

This project will create needed new additional of housing options complimentary to HFHD present townhouse housing stock that “exists” in the HFHD neighborhood today.

This project that will contain 2-story & 3-story townhomes just like new townhome developments in Corktown and Brush Park, allowing for a more attainable price point!!!

There is a mix of unit types, including lower-density units with green space in the backyards, that provides variability from the street & optionality for future buyers.

The project has historic features such the cornice & paneled bays that improved the facade design tremendously from the first conceptual design drawings that were showed to the HFHD.

This façade design could still become more complimentary to the existing historic residential streetscape by incorporating double-hung windows, though casement windows that are being proposed do also exist on WGB.

The project will obviously add to our HFHD housing stock & replace the vacant, blighted empty lots with residential housing that once stood there thus adding positive assets to our historic neighborhood’s vibrancy.

The project will provide new homes for existing & new residents who will support local businesses by taking advantage of convenient products and services in the neighborhood & that are in walking distance from WGB & Porter.

The 2-3-story townhouse unit as proposed by the Inkwell Partners are **exactly the perfect size & scale that HFHD residents & homeowners want to see built here because these size townhouses are presently desirable & will be continuing to be very desirable in the future because buyers will want to purchase these size townhouses as a couple or their family or even a single-person homebuyer!**

**2-3 story townhouses are & will be much more affordable to maintain & heat because of their more manageable sizes for renters &/or homebuyers because energy efficiency & conservation are desired & needed.**

My husband & I have resided in the Sumner Family Home for 40+ years on Hubbard St. & our 2 children raised in this home were the 4th generation of the Sumner Family to be raised in the Sumner Family Home. It is a 2-story Queen Anne Victorian Home with an unfinished attic & this home is still a desirable home though energy efficient improvements had to made

HFHD’s goal for the present & in the future is to increase our homeownership base for families to grow & thrive & our continued stability that homeowners bring to a neighborhood & have also continue to create generational family legacies that we have had & have here in HFHD presently!

For these many reasons, I am strongly in favor of this 2-3 story townhouse development project as presented to HDC Staff & HDC Commission today! Please make note: that HFHD residents & homeowners is do not agree with City of Detroit P&DD or HDC Staff who appears to have drank the kool-aid to be extremely interested in creating density, density & more density in our city. The “density” trend of Urban Planners across this Nation is NOT supported or wanted by the HFHD neighborhood!!!!

Sincerely,

Deb & Steve Sumner

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Life-Long Residents of HFHD

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