



November 6<sup>th</sup>, 2023

City of Detroit  
Historic District Commission  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, MI 48226

Dear Historic District Commissioners,

Jefferson East, Inc. (JEI) wishes to express its support for the construction of the Schapp Performing Arts Center. Specifically, we also request that the Historic District Commission approve the Schapp Center's request for a notice to proceed to complete the demolition of the former DPW building and construction of a public plaza and parking facility at the northeast corner of Alter Road and east Jefferson.

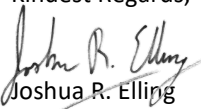
Since 1994, JEI has worked to revitalize the east Jefferson corridor and its adjoining neighborhoods. In 2007, we worked with the city of Detroit to establish the Jefferson Chalmers Historic Business District. To date JEI has successfully completed the renovation of four historic buildings (the Idao & Marlboro apartments, the historic Kresge Building at 14300 E Jefferson and 14628 E. Jefferson.) Currently, JEI is finalizing the financing stack around the Jefferson Chalmers Gateway project located at 14801-14819 E Jefferson. This \$13.9 million project will include the renovation of the historic Platte Motor building into affordable apartments, retail and office space. In addition, JEI's predevelopment support has led to the renovation of three other historic apartment buildings and we've supported more than \$3 million in façade improvement projects over the years. Coupled with JEI funded streetscape improvements, no organization has done more to support the historic Jefferson Chalmers Business District.

Give our deep commitment to Inclusive Development, historic preservation and good urban design, we do not take our endorsement of the Schapp Center lightly. And while all projects can always be improved, we feel that the spin off economic development benefits that will be created by the Schapp Center, constraints presented by the development site, and previous actions taken by the city of Detroit (emergency demolition order of the former Deck Bar and approval of the 2019 MOU between the city of Detroit and the Schapp Center) have all informed JEI's Board of Directors decision to fully support this development.

In addition, JEI has received the commitment from the Schapp Center leadership to work together to ensure that this development is accessible to all Detroiters, creates jobs for local residents, and is otherwise in alignment with our Inclusive Development Principals. JEI, the Schapp Center, and other key stakeholders will also work to foster pedestrian oriented streetscape improvements to ensure easy and safe access between the Schapp Center and the historic Jefferson Chalmers Business District and neighborhood.

If you have any further questions, please feel free to contact me at 313-331-7939 or [jelling@jeffersoneast.org](mailto:jelling@jeffersoneast.org).

Kindest Regards,

  
Joshua R. Elling