



Detroit Historic District Commission
2 Woodward, suite 808
Detroit, Michigan 48226

May 17, 2021

Dear Detroit Historic District Commission,

On behalf of Brush Park Development Company Phase I LLC ("BPDC"), we are submitting for your consideration and approval a revised design package for 200 Edmund Place (formerly known as 'A1') at our City Modern development in Brush Park.

The Commission will recall that an original concept design for 200 Edmund Place was approved in 2016 as a part of the development agreement between the City of Detroit and BPDC.

Since approval of the project in 2016 and start of construction late that year, there has been 13 ground-up (new construction) buildings completed at City Modern. The completed buildings include Affordable (LIHTC) Seniors Housing, market rate multi-family product, the rehabilitation of 3 historic homes on Alfred Street as well as for sale townhome and carriage home units, totaling more than 275 units.

The design package attached herein addresses the many 'lessons learned' in delivering the above-mentioned buildings at City Modern. As you will note throughout the package, we have not wavered from the original design intent and the many historic elements of design remain untouched. The revisions as noted throughout the package address our concerns as a long-term owner/operator of real estate and our ability to manage and maintain our properties to the highest level.

We believe the revisions have resulted in a superior product that will better complement and enhance the Historic Brush Park Neighborhood for years to come. We hope you find the enclosed design to be aligned with the Commission's expectations, as well as our united goals of increasing local housing supply and building a vibrant and thriving Detroit.

Sincerely,

A handwritten signature in black ink that reads "Jonathan A. Mueller". The signature is written in a cursive, flowing style.

Jonathan Mueller
Senior Director, Development

Bedrock Management Services LLC on behalf of Brush Park Development Company Phase I LLC