



November 6th, 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.

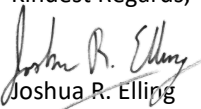
Since 1994, JEI has worked to revitalize the east Jefferson corridor and its adjoining neighborhoods. In 2007, we worked with the city of Detroit to establish the Jefferson Chalmers Historic Business District. To date JEI has successfully completed the renovation of four historic buildings (the Idao & 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.

Kindest Regards,


Joshua R. Elling



October 16, 2023
Detroit Historic District Commission
2 Woodward Avenue, Suite 808
Detroit, MI 48226

Re: Schaap Center Letter of Support

Dear Commissioners,

I am pleased to submit this letter in enthusiastic support of the Schaap Center and the numerous communal benefits it will bring to the revitalizing area of Grosse Pointe Park and Detroit's East Jefferson and Jefferson Chalmers communities. As the Schaap Center's nearest neighbor in proximity, we are greatly excited by the ongoing construction progress and eagerly anticipate the completion of this world-class gathering place, where the entire community can come together to celebrate the performing and visual arts.

In June 2021, we acquired The Bridge Apartments, formerly known as Pointe Manor Apartments. The planned development of the Schaap Center was a pivotal factor in our decision to purchase the apartment community, as we recognized the positive transformation it would bring to the revitalizing area. The Schaap Center is set to bridge Detroit and the Grosse Pointe neighborhoods, which inspired our decision to rebrand our community as The Bridge, as a testament to our unwavering support for the ongoing improvements in the area and the surrounding community.

As indicated in the staff's report from the Historic District Commission (HDC) regarding the Schaap Center's 2021 application, the four buildings comprising The Bridge Apartments at 1020, 1034, 1044, and 1060 Alter Rd. were constructed in the pre-war era and have been home to a wonderfully diverse demographic of residents for a century. Our residents represent a diverse mix of people from various backgrounds, some of whom have called our community home for over two decades, while others have recently moved here in anticipation of living in close proximity to the Schaap Center. With just a few feet and a single masonry screening wall separating our property from the Schaap Center, we are privileged to witness the daily progress of the construction with great excitement. In reference to an excerpt from the staff's 2021 report, "...the loading drive along the south elevation of 1020 Alter... is alarmingly close to residential units and will clearly impact the historic environment in that area. A masonry screening wall... will also cut off light and air to these residents." I can assert with confidence that these concerns expressed by the staff are not shared by us as the property owners, nor by our residents. In fact, the presence of a world-class facility in our vicinity represents a significant improvement over the property's previous use. The only area of the project that causes any concern for us are in regards to the buildings that are being requested by Schaap Center for demolition. These buildings present a hazard to the safety of the public, and the removal of these buildings will add a substantial benefit to the community as well.

Jamie Rae Turnbull, Chuck Walsh, and the entire development team have been exemplary, courteous, and gracious neighbors who have proactively engaged us and our tenants throughout the development's final approval stages prior to groundbreaking. Both our ownership and our 62+ residents at The Bridge wholeheartedly endorse the Schaap Center and the myriad benefits it will bring to our community. We look forward with great anticipation as construction progresses, and the project moves closer to completion. Thank you for your attention, and please do not hesitate to contact me if you have any questions or wish to further discuss our support for the Schaap Center development.

Respectfully,

A handwritten signature in black ink, appearing to read "Anthony Toth", written over a white background.

Anthony Toth
Co-Founder, Managing Partner, Dynasty Investment Partners
Manager, Dynasty 1 Detroit LLC
anthony@investdynasty.com
(734) 358.3828

October 14, 2023

Detroit Historic District Commission
2 Woodward Avenue, Suite 808
Detroit, MI 48226

Dear Commissioners,

As a long-standing member of the local business community, I am confident that the Schaap Center will be a significant benefit to our community and will help to revitalize the gateway to Detroit on the east side. The Schaap Center is directly across East Jefferson from the multiple businesses that I have owned for over twenty years. I own and operate the Mobile gas station and the Marathon gas station, both located in Detroit at the intersection of Alter Road and Jefferson Avenue located in the Jefferson-Chalmers Historic Business District on the adjacent corners to the Schaap Center. The center will provide jobs for Detroit residents and Detroit companies, bolster retail and restaurant opportunities and reestablish our neighborhood. It has been exciting as I have already experienced direct benefit from the project as construction workers come over to shop for food and beverages, and fill their vehicles from my establishments.

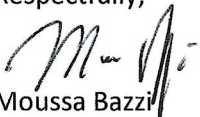
I also own 943 Alter, the Windmill Pointe Manor Apartments, as well as other residential properties located near the Schaap Center. Windmill Pointe Manor is a four and one-half-story, C-shaped brick apartment building built in 1930 by Harry Slatkin. This thirty-eight-unit multiple dwelling has its primary façade on Alter Road and a secondary one on Ashland Avenue. The tenants of these properties support the addition of the Schaap Center. The Schaap Center will greatly enhance the Jefferson Chalmers corridor, and enhance the lives of tenants in my apartments and rental properties

The major investment made by the Schaap Center is critical to the continued growth and improvements to the East Jefferson corridor as well as the surrounding neighborhood. I see and talk to hundreds of customers a day, and know from what they say that there has seen a change in the surrounding areas for the better. Blight has been removed by the Schaap Center on several blocks surrounding the Detroit Merit Charter Academy, where the grass is always well maintained.

The addition of a project of this magnitude will further bridge together the Detroit and Grosse Pointe neighborhoods, provide additional economic growth and enhance positive community impact needed for a vibrant inclusive environment.

This type of project is what we have been promised for many years from the City of Detroit. The Jefferson-Chalmers Historic Business District needs a massive investment like the Schaap Center to be a catalyst for additional investments and developments. I fully support of the Schaap Center approval of the Historic District Commission and look forward to the momentum continuing to move forward without objection or further unnecessary delays.

Respectfully,



Moussa Bazzi
313-779-8248

Moussabazzi@globalnet.com

**DETROIT
INSTITUTE
OF ARTS**

5200 Woodward Avenue (313) 833 7900
Detroit, Michigan 48202 www.dia.org

Detroit Historic District Commission
2 Woodward Avenue
Suite 808
Detroit, MI 48226

Dear Members of the Detroit Historic Commission,

I write with enthusiastic support for the mission of the A. Paul and Carol C. Schaap Center for the Performing Arts and the Richard and Jane Manoogian Gallery. At the Detroit Institute of Arts, we look forward to partnering with Schaap Center to bring a wide variety of art forms to the city, the region, and the state—from the visual to the performing arts, from lectures on the fine arts to programs for children, from artmaking to art exhibitions.

We know that the arts bring experiences to individuals and neighborhoods that enhance their educational and emotional well-being and build curiosity for the wider world around us. We believe that the arts can drive the health of civic life by offering programs that build community and a shared humanity. The DIA welcomes the Schaap Center as an important new destination for the arts for those in the region and far beyond—further adding to Detroit's place on the national cultural stage.

Please take this letter as an endorsement from the Detroit Institute of Arts for the Schaap Center for the Performing Arts and the Manoogian Gallery—we look forward to seeing and supporting all that this new venue will bring to the region for generations to come.

Sincerely,

A handwritten signature in blue ink that reads "Judith F. Dolkart".

Judith F. Dolkart

Deputy Director for Arts, Education, and Programs

THE N'NAMDI CENTER FOR CONTEMPORARY ART

October 14, 2023

Detroit Historic District Commission
2 Woodward Avenue
Suite 808
Detroit, MI 48226

Subject: Letter of Support for The Schaap Center

To Whom It May Concern:

The N'Namdi Center for Contemporary Art is a nonprofit dedicated to enlightenment through the arts. For over 40 years, The Center has been a longstanding multicultural artistic haven in Detroit. It is an integral site of sharing and community, which amplifies the culture of Detroit through art and prioritizes the success of individual artists.

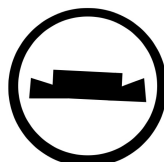
I am pleased to submit this letter of support for The Schaap Center, poised to expand the arts envelope of Detroit and enhance the Jefferson-Chalmers neighborhood in immeasurable ways. With program partners like The Detroit Institute of Arts, the Carr Center, and The Sphinx Organization, The Schaap will undoubtedly reach new artistic heights.

Detroit residents will benefit from the performances and events and witness the development of 4,000 new homes, blight remediation, and retail shops.

I look forward to the promising economic and cultural growth The Schaap Center will attract and are a proud supporter of the project, its initiatives, and its programming.
Sincerely,



George R. N'Namdi
President
The N'Namdi Center for Contemporary Art



SMITHGROUP

October 3, 2023

Detroit Historic District Commission
2 Woodward Avenue
Suite 808
Detroit, MI 48226

Re The Schaap Center- Recognition of Support

Dear Commission,

SmithGroup, since 1855 when Sheldon Smith opened his architecture practice in Detroit, has been one of city's longest standing and most reputable companies. We have played a continuous and positive role in the growth of Detroit and its metropolitan area for nearly 170 years. We are very proud of this legacy and hope that it continues to serve Detroit for as many more years and beyond. Over this period, we have had the opportunity to design many of Detroit's most important buildings and we see the future A. Paul and Carol C. Schaap Center for the Performing Arts and the Richard and Jane Manoogian Art Gallery (the Schaap Center) as one of those rare opportunities. Not only will it provide a home for the award-winning Grosse Pointe Theatre but will be able to provide a world-class performance venue for multiple Detroit based musical and theatre groups. Detroit residents will be able to share in all the wonderful performances that will be produced there over the years. Its location on the border of Detroit and Grosse Pointe Park will also, in our opinion, be able to provide an anchor to stimulate growth and positive business impact along Jefferson in the historic Jefferson-Chalmers district.

Please take this letter as an endorsement from SmithGroup, a company that has been dedicated to the city of Detroit and its continued growth and prosperity for over one and half centuries. The Schaap Center will one day mature into another iconic building and serve the Detroit region for generations to come.

Sincerely,



Scott Maggart, AIA
Principal, Sr. Project Manager

Scott Cave
CBRE Sr Project Manager
Re: Paul and Carol Schaap Center for the Performing Arts

Dear Scott.

I'm writing this letter to express my intent to engage and supply preliminary design services for the Paul and Carol Schaap Center for the Performing Arts in partnership with CBRE. My team is thrilled at the opportunity to collaborate with you and deliver exceptional design solutions that align with the project key stakeholders.

This letter of intent outlines the key terms and our typical preliminary understanding of our engagement:

Project Exploration:

Every one of our projects is different from the last and unique in its own way. We get to know you and your organization and what you care about most to guide through the process. Our experience inspires us to ask the right questions and bring innovative ideas to the project.

Statement of Work:

With a deep understanding of your organization, your priorities, timing, budget, and decision – making process we will share with you our exact approach to your project. We will create a unique design narrative that will guide you through the design process and get your stakeholders on board.

Timelines and Budget:

We will establish project timelines and budget, including key milestones and deadlines, as we proceed further in the project.

Partnership:

If you agree we are the right partner, we intend to kick off the project by committing to each other, bringing in your new dedicated team and initiating our investment into your project's success.

Thank you for considering my intent to provide design services for your project. I am excited about the possibility of working together to bring your design vision to life.

Reggie Roland
President

Detroit Opera

Yuval Sharon, Gary L. Wasserman Artistic Director
Christine Goerke, Associate Artistic Director
Roberto Kalb, Music Director
Wayne S. Brown, President & CEO
Ethan D. Davidson, Chairman

November 2, 2023

Detroit Historic District Commission
2 Woodward Avenue, Suite 808
Detroit, MI 48226

Dear Commissioners,

The new Schaap Center for the Performing Arts will be an exciting and welcome addition to the ever-growing art community in metro Detroit. We will all benefit from Paul and Carol's extraordinary vision and generosity. I'm happy that you're adding your own experience and support to the project.

As chairman of Detroit Opera over the past few years, I'm getting my own education on the challenges and complexities of managing an arts organization. Nothing about it is easy, but all of it is so meaningful and beneficial to the community. Adding the Schaap Center to the wealth of arts organizations in Detroit will be a constant reminder of, and boon to, Detroit's significant and nationally recognized arts footprint.

I believe Detroit Opera, like all the other arts organizations in the city, will directly benefit from the Schaap's stated purpose of being "a place of public fellowship for the appreciation of the arts." In addition, its concept of "Inspire. Perform. Engage." will enliven metro Detroiters' and visitors' appreciation for all the arts have to offer. Ultimately, the Schaap will encourage more people to think about and engage in the arts which will make the city a better place for everyone.

Congratulations to Paul and Carol for their vision and for making this exciting new venue a reality and a gift to us all.

Sincerely,

Ethan Davidson, Chairman

Detroit Opera



October 27, 2023

Detroit Historic District Commission
2 Woodward Avenue
Suite 808
Detroit, Mi 48226

To Whom it May Concern:

As Chair of the Board of Directors of the Detroit Symphony Orchestra, I would like to congratulate Carol and Paul Schaap on the opening of the Schaap Center for the Performing Arts. Adding a new arts center to the region expands our collective impact and provides additional and unique opportunities to educate, create dialogue, and inspire.

The DSO has a long history of performing in neighborhoods throughout Southeast Michigan and beyond! We value the opportunity to present unforgettable musical experiences in a variety of venues to engage audiences and make it accessible for all. We are fortunate to have a strong arts and culture community in the Detroit area and appreciate the collaborative spirit that makes this region exceptional.

Our communities benefit from an increased investment in arts and culture. We are grateful to Carol and Paul for this additional creative environment.

Sincerely,

David T. Provost
Chairman, DSO Board of Directors