



To: The Historic District Commission
From: City Modern D3 LLC
Date: August 22, 2022
Re: Brush Park - City Modern – Building D3

Dear Detroit Historic District Commission,

On behalf of City Modern D3 LLC, we are submitting for your consideration and approval a revised design for 286 Edmund Place at our City Modern development in Brush Park.

The Commission will recall that an original concept design for 286 Edmund Place (aka CH-2) was approved in 2016 as a part of the development agreement between the City of Detroit and Brush Park Development Company Phase 1 LLC.

The proposed project will consist of a twenty-five (25) unit multi-family development. The residential building is three (3) stories tall at the north elevation and two (2) stories on the south elevation, and approximately 22,800 SF. The proposed revisions to the building will provide additional residential density to the neighborhood, while continuing to respect the character of the Brush Park Historic District.

Furthermore, we believe the proposed design revisions better support the [Brush Park elements of design](#) in form, composition, proportion, and material, and will result in a project that is both contemporary in design and contextually sensitive. The proposed design strives to better reinforce the rhythm of openings, datums, and massing of the surrounding structures.

The enclosed revised design was presented to the Brush Park CDC on August 16, 2022 wherein a verbal approval of the design was provided. We are expecting a formal letter of approval from the CDC in the coming days and will provide a copy of same to HDC upon receipt.

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' in a cursive script.

Jonathan A. Mueller
Vice President of Development