

# City of Detroit

Lauren Hood, MCD  
Chairperson  
Donovan Smith  
Vice Chair/Secretary

Marcell R. Todd, Jr.  
Director

**CITY PLANNING COMMISSION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
e-mail: [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)

Brenda Goss Andrews  
Kenneth R. Daniels  
Damion W. Ellis  
David Esparza, AIA, LEED  
Ritchie Harrison  
Gwen Lewis  
Frederick E. Russell, Jr.

January 20, 2022

## HONORABLE CITY COUNCIL

**RE:** Request of Kimberly Dokes on behalf of Cinnaire Solutions to rezone three parcels commonly known as 4843, 4849, and 4867 Trumbull Street from the R3 (Low Density Residential) zoning district classification to the SD1 (Special Development District, Small-Scale, Mixed-Use) zoning district classification. **(RECOMMEND APPROVAL)**

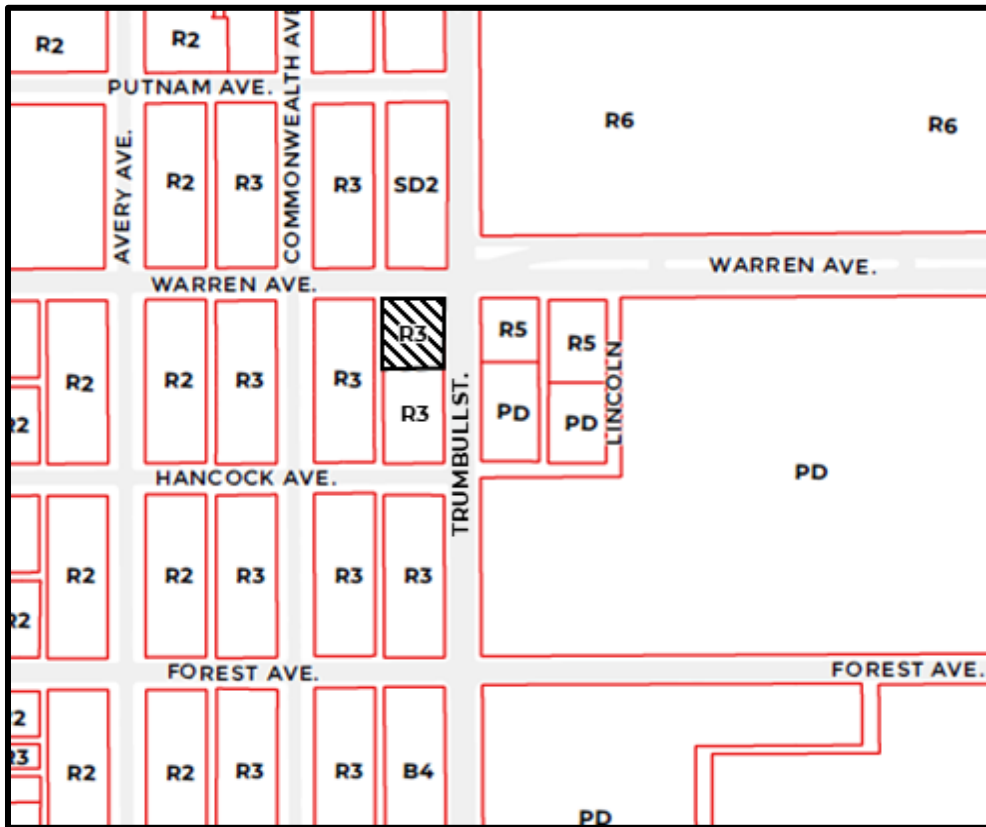
## BACKGROUND AND PROPOSAL

The City Planning Commission (CPC) has received a request from Kimberly Dokes on behalf of Cinnaire Solutions to amend District Map No. 5 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning district classification where an R3 (Low Density Residential) zoning district classification is currently shown for the property located at 4843, 4849, and 4867 Trumbull Street, generally bounded by Warren Avenue to the north, the north-south alley first west of Trumbull Street to the west, West Hancock Avenue to the south, and Trumbull Street to the east.

### *Proposed Development*

The proposed map amendment is being requested to permit the development of a three-story mixed-use building with ground floor commercial uses and upper floor residential units. The current zoning district does not allow commercial uses and the required setbacks do not permit the zero lot line development that is proposed. The proposed SD1 zoning district also requires less off-street parking than the current R3 district.

The site is located in City Council District 6 and measures approximately 0.5 acres. It has been a vacant lot since 1981.



*Current Zoning Map – Hatched area is proposed to be rezoned to SD1 (Small-Scale, Mixed Use)*

**CPC MEETINGS**

***Public Hearing – October 21, 2021***

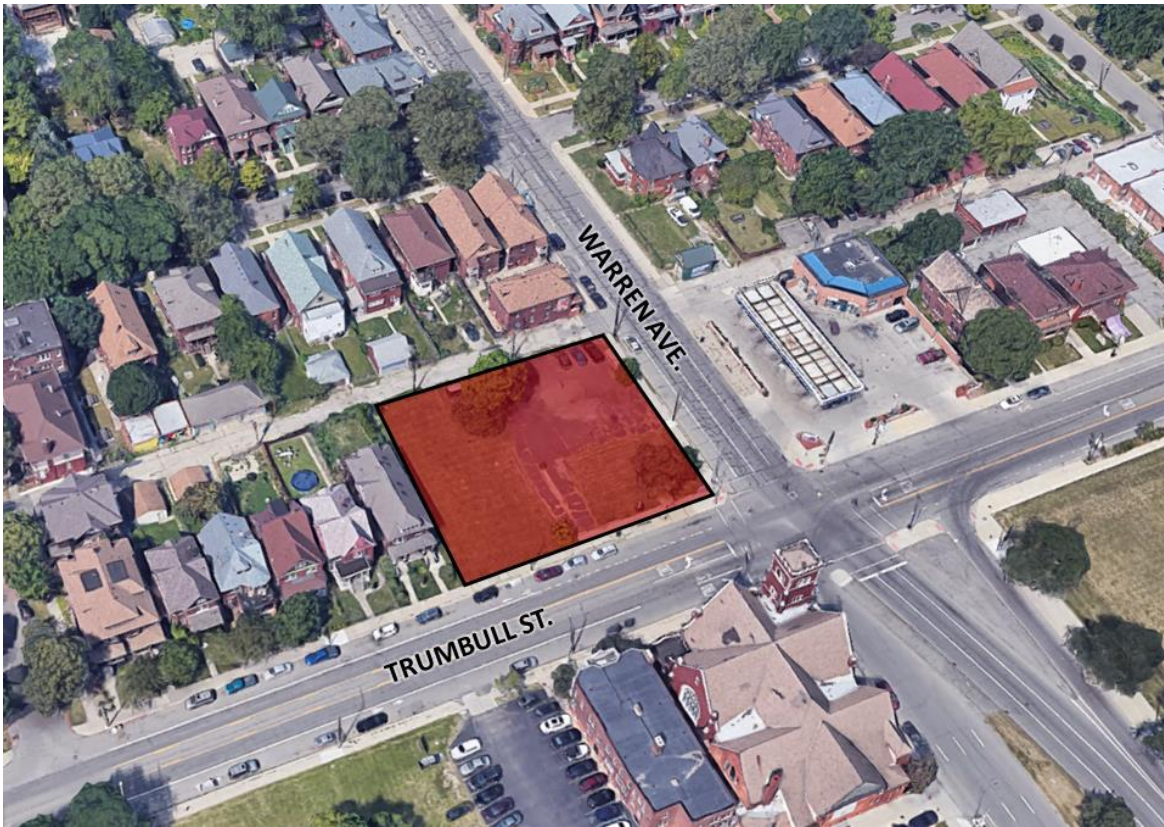
On October 21, 2021, the City Planning Commission held a public hearing on this rezoning request. At the hearing, four members of the public spoke—two in support, one in opposition and one with general comments. Seven letters of support and one letter of opposition were also received, and are included as an attachment to this report. Comments in support of the rezoning mentioned the following reasons:

- Increase walkability of the neighborhood by adding commercial space and residential density
- New development on a long-vacant lot that is a gateway for the neighborhood
- Effective community engagement conducted by Woodbridge Neighborhood Development and Cinnaire Solutions
- Add to the diversity of housing options in the neighborhood—the units in this building will be accessible by elevator while most existing housing in the neighborhood is accessed by stairs
- Increase affordable housing in the neighborhood—20 of the 26 units are proposed to be affordable
- Wayne State supports the proposal and pledged continued support of Woodbridge Neighborhood Development’s efforts to expanding parking options

Opposition to the rezoning was based on the lack of parking availability as the neighborhood is densely developed with most structures containing multiple units.

***Recommendation & Action – November 18, 2021***

The City Planning Commission voted unanimously to recommend approval of the rezoning.



*Aerial view of the proposed rezoning*

## **STAFF ANALYSIS**

### ***Surrounding Zoning and Land Use***

The zoning classification and land uses surrounding the subject area are as follows:

- North: SD2 (Special Development, Mixed-Use) – Gas Station
- East: R5 (Medium Density Residential) – Citadel of Faith Covenant Church
- South: R3 (Low Density Residential) – Single- and two-family dwellings
- West: R3 (Low Density Residential) – Two-family dwellings

### ***Zoning Ordinance Approval Criteria***

Section 50-3-70 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. Following are the relevant criteria with CPC staff's analysis in italics:

- The suitability of the subject property for the existing zoning classification and proposed zoning classification. *The location of this proposal at the intersection of two major streets (as designated in the Master Plan) makes it a good candidate for more intense zoning as there is already more activity there than in the heart of the neighborhood. The corner also functions as a gateway to the neighborhood which would make a taller building with commercial uses more appropriate.*
- Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract. *Because this property has been vacant for an extended period, any development will bring increased activity and traffic to the site. As parking is already scarce in the neighborhood, this proposal is likely to intensify the issue. Woodbridge Neighborhood*

*Development will continue efforts to expand parking options to offset the increase in demand. No other adverse impacts are anticipated.*

- Whether the proposed rezoning will create an illegal “spot zone.” *Although there isn’t another property zoned SD1 in the vicinity, there are several blocks zoned SD2 to the north. Also, the SD1 District is a good buffer district between business and residential zones as it allows lower intensity commercial uses, but not the full range of commercial uses allowed in B4 such as auto repair and gas stations.*

### **Master Plan Consistency**

The subject site is located within the Jeffries area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “RL - Low Density Residential” for the subject property. The Planning and Development Department (PDD) has reviewed this proposed rezoning and determined that it will not change the overall character of the area and is generally consistent with the Master Plan.

### **Community Input**

A virtual community meeting to discuss the proposal was held by Woodbridge Neighborhood Development on Thursday, September 30, 2021 on Zoom. The meeting was well attended with approximately 38 attendees. Questions were asked about security, generators/utilities, whether the mural to the south would be blocked, stormwater management, parking, and whether the design of the building would fit with the neighborhood. Residents seemed generally supportive of the proposal.

### **CONCLUSION & RECOMMENDATION**

On November 18, 2021, the City Planning Commission voted to recommend approval of the rezoning request to amend Article XVII, District Map 5 of Chapter 50 of the 2019 Detroit City Code, *Zoning*, to show an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification where an R3 (Low Density Residential District) zoning classification is currently shown on three parcels commonly known as 4843, 4849, and 4867 Trumbull Street.

Respectfully submitted,

LAUREN HOOD, CHAIRPERSON



Marcell R. Todd, Jr., Director  
Jamie J. Murphy, Staff

Attachments: Rezoning Ordinance  
PDD Master Plan Interpretation  
Letters of Support & Opposition  
Updated District Map 5

cc: Antoine Bryant, Director, PDD  
Katy Trudeau, Deputy Director, PDD  
Karen Gage, PDD  
Greg Moots, PDD  
David Bell, Director, BSEED  
James Foster, BSEED  
Daniel Arking, Law Department

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## SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-6, *District Map No. 5*, to revise the zoning classification for the three parcels commonly known as 4843, 4849, and 4867 Trumbull Avenue from the existing R3 Low Density Residential District zoning classification to the SD1 Special Development District, Small-Scale, Mixed-Use zoning classification.

1 **BY COUNCIL MEMBER \_\_\_\_\_**:

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by  
3 amending Article XVII, *Zoning District Maps*, Section 50-17-6, *District Map No. 5*, to revise the  
4 zoning classification for the three parcels commonly known as 4843, 4849, and 4867 Trumbull  
5 Avenue from the existing R3 Low Density Residential District zoning classification to the SD1  
6 Special Development District, Small-Scale, Mixed-Use zoning classification.

7 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**  
8 **THAT:**

9 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*  
10 *Maps*, Section 50-17-6, *District Map No. 5*, is amended as follows:

11 **CHAPTER 50. ZONING**

12 **ARTICLE XVII. ZONING DISTRICT MAPS**

13 **Sec. 50-17-6. District Map No. 5.**

14 For the properties commonly known as 4843, 4849, and 4867 Trumbull Avenue, being a  
15 part of the block generally bounded by West Warren Avenue to the north, Trumbull Avenue to  
16 the east, West Hancock Street to the south, and Commonwealth Street to the west, and identified  
17 more specifically as:

18 W TRUMBULL S 35 FT 5 BLK 18 AVERY & MURPHYS SUB L9 P42 PLATS, W C R 8/52  
19 35 X 130, a/k/a 4843 TRUMBULL, Tax Parcel ID 08005850

20 W TRUMBULL S 20 FT 6 N 15 FT 5 BLK 18 AVERY & MURPHYS SUB L9 P42 PLATS, W  
21 C R 8/52 35 X 130, a/k/a 4849 TRUMBULL, Tax Parcel ID 08005849

22 W TRUMBULL 7 N 30 FT 6 BLK 18 AVERY & MURPHYS SUB L9 P42 PLATS, W C R  
23 8/52 87.93 X 130, a/k/a 4867 TRUMBULL, Tax Parcel ID 08005847-8

1 the existing R3 Low Density Residential District zoning classification is revised to the SD1 Special  
2 Development District, Small-Scale, Mixed-Use zoning classification.

3 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are  
4 repealed.

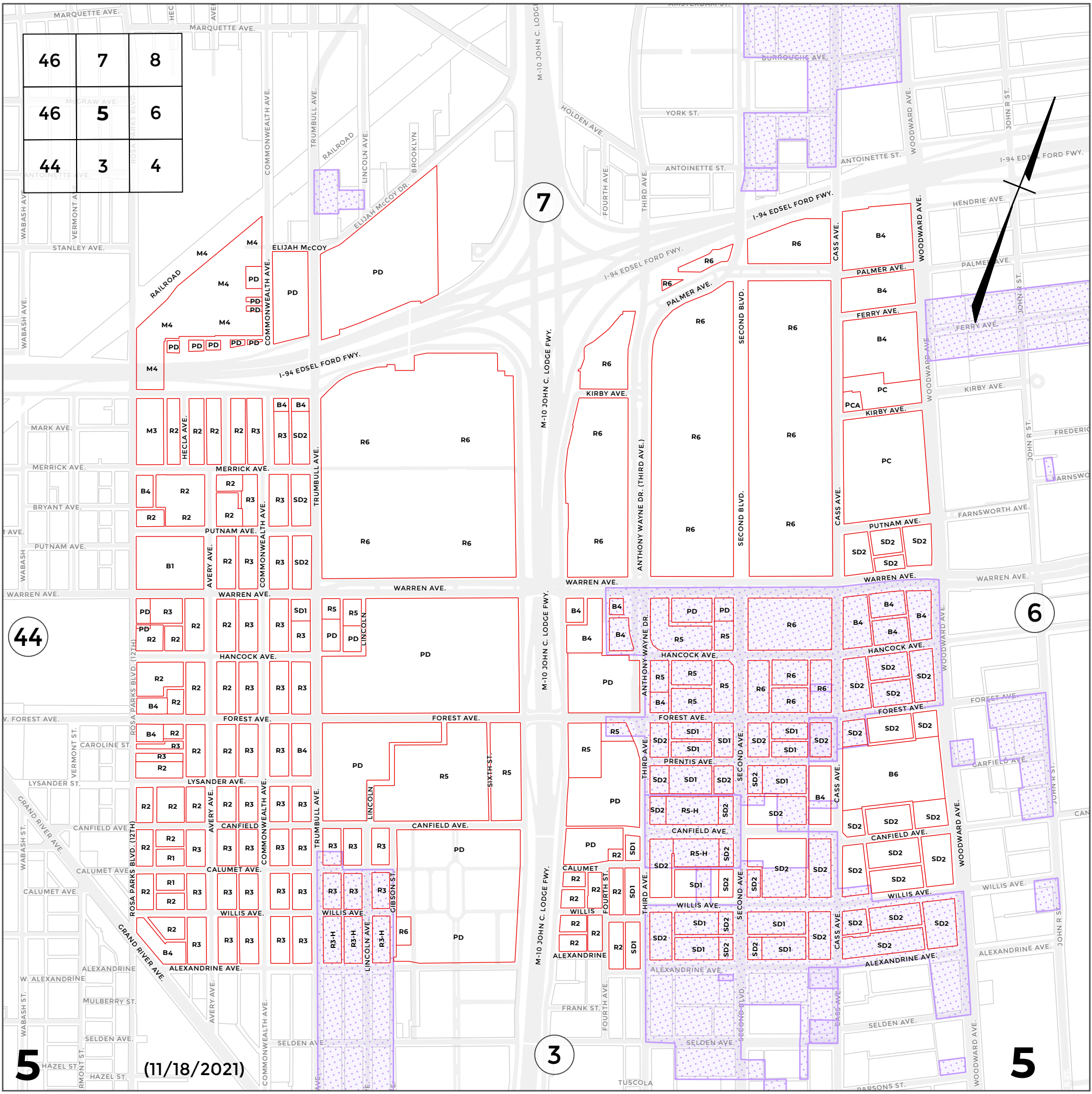
5 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,  
6 health, safety, and welfare of the people of the City of Detroit.

7 **Section 4.** This ordinance shall become effective on the eighth (8<sup>th</sup>) day after publication  
8 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6)  
9 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:



Charles Raimi,  
Deputy Corporation Counsel



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(11/18/2021)





**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Phone 313•224•1339  
[www.detroitmi.gov](http://www.detroitmi.gov)

**TO:** Mr. Marcell Todd, Legislative Policy Division  
**FROM:** Greg Moots, Planning and Development Department  
**DATE:** October 19, 2021  
**RE:** **Master Plan of Policies review of the request to rezone 4843, 4849, and 4867 Trumbull Street, generally bounded by West Warren Avenue, Trumbull Street, West Hancock Street, and Commonwealth Street, from an R3 (Low Density Residential District) to an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification**

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department's (P&DD) Planning Division submits the following review of the proposed rezoning.

The proposed map amendment is at the request of Cinnaire Solutions.

**Location**

The area is generally bounded by West Warren Avenue to the north, Trumbull Street to the east, West Hancock Street to the south, and Commonwealth Street to the west. This area is known as the Woodbridge community.

**Existing Site Information**

The subject area is zoned R3 (Low Density Residential District) and has been vacant for many years.

**Surrounding Site Information**

North: Gas station.  
East: Church  
South: Single family home.  
West: Multi-Family Dwelling.

**Project Proposal**

Proposed is a new mixed use, three story building with commercial/retail on the ground floor, and one- and two-bedroom apartment units on the second and third floors.

**Interpretation**

**Impact on Surrounding Land Use**

The character of the immediate area is mixed use, with commercial, institutional, and various density residential uses in the immediate area. Parking will be required to be screened from the adjacent residential uses. The area of the requested rezoning is quite small, approximately .5 acres, and the proposed mixed-use development should not have a major impact on the surrounding area.

**Impact on Transportation**

As only three parcels are involved, it is not anticipated that there would be a large impact on the adjacent streets. Both Trumbull Street and W. Warren Avenue are major streets with bus lines and adequate capacity for any increase in traffic.

**Master Plan Interpretation**

The Future General Land Use of the site is “Low Density Residential” in the Master Plan. While this is not consistent with the proposed SD1 zoning, as the Master Plan states, “In general, the Future Land Use map does not address small-scale situations less than 10 acres, ..., or the specific types of commercial and other nonresidential uses.”. Both the small scale of the change and mixed-use character of the area indicate that the proposal will not change the overall character of the area, and therefore the rezoning is determined to be generally **consistent** with the Master Plan.

Respectfully Submitted,



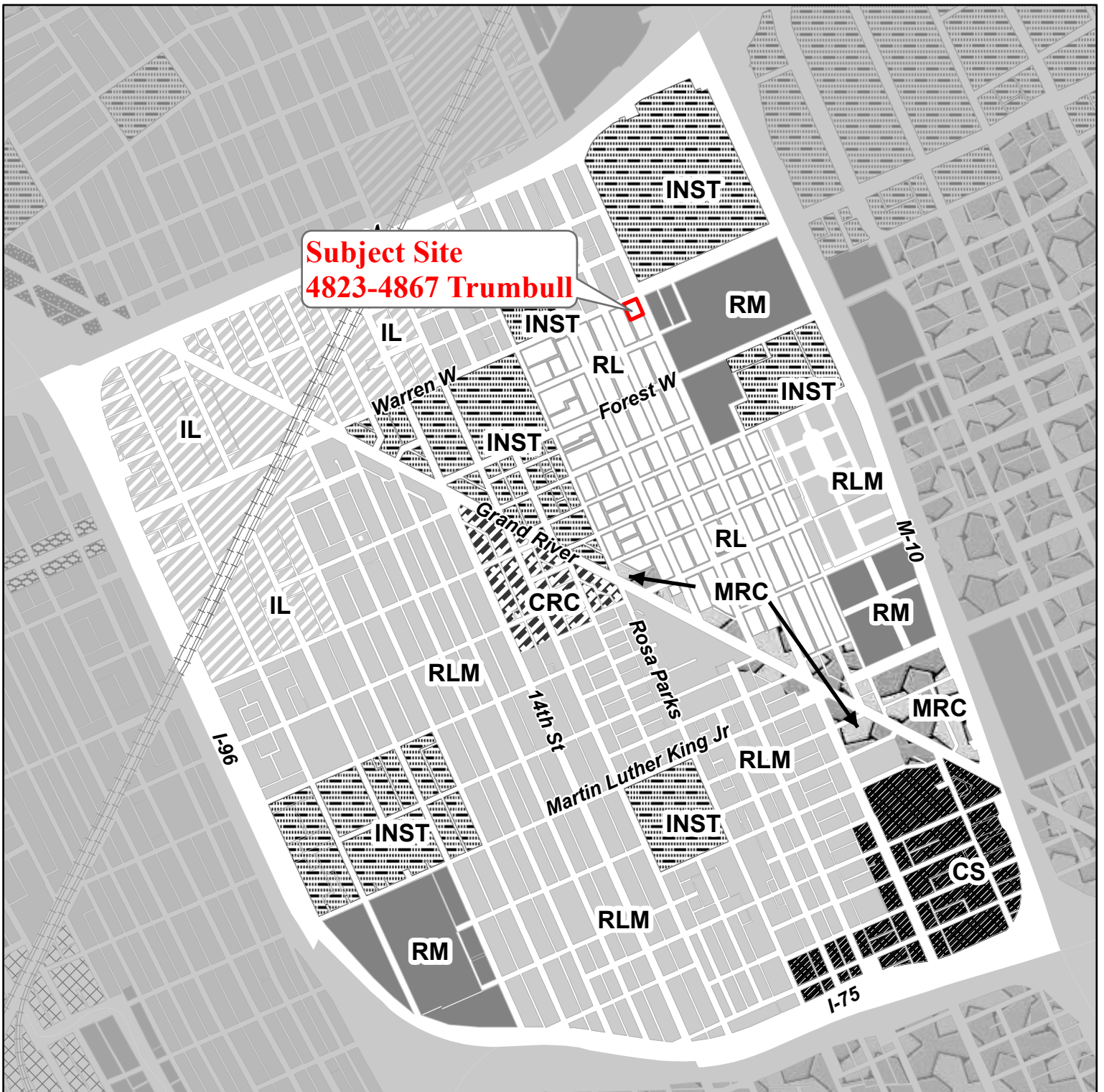
Gregory Moets

Planning and Development Department

**Attachments**

**Future General Land Use Maps:** Map 4-3b, Neighborhood Cluster 4, Jeffries

CC: Antoine Bryant, Director, Planning and Development  
Katy Trudeau, Deputy Director, Planning and Development  
Karen Gage



**Map 4-3B**  
**City of Detroit**  
**Master Plan of**  
**Policies**

**Neighborhood Cluster 4**  
**Jeffries**



**Future Land Use**

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)



October 16<sup>th</sup>, 2021

Members of the Detroit City Planning Commission,

My name is Martin Van Well. I am a resident of 4821 Trumbull St, Detroit MI, 48208-2234. I have lived at this address for 35 years. The rezoning and mixed use / commercial development of 4843, 4849, and 4867 Trumbull directly affects myself, my family, and my neighbors in a very negative way.

Parking in this neighborhood is extremely limited at best. Most of the houses on my block are split unit rentals which have the potential to have 3 or more cars each. During the winter and spring semesters at Wayne State University (during non-pandemic conditions), occupants of any Trumbull address (4800 block) may be forced to park blocks away from their residence due to lack of available parking spaces. Social gatherings in the area can cause parking to become impossible. There is no space for additional residential parking on this street.

The corner of Warren and Commonwealth also has several apartments which contain 24 units; some of which are family units. The removal of the parking lot that currently occupies the proposed building location will force those tenants to seek parking spaces on Trumbull, Warren, and Commonwealth. This will put even more strain on available parking.

The zoning to SD1 specifically states it is designed to “encourage a complementary mixture of small-scale pedestrian and transit oriented uses... that promote the use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen the demand for off-street parking spaces.”. This area has no concept of “shared parking” remaining, and on-street parking is already at its limit; there are no available parking places. Adding in an additional 20+ units for individuals or small families means the area needs to be able to bear the burden of the additional vehicles.

Redesigning the street layout for protected bike lanes and remapping / restricting available parking already added complication. This project aims to makes an already horrible situation impossible to deal with.

As a long-term resident of this area, I urge you to please reconsider this rezoning request. If the intent were for a few houses that match the area (fitting R3's intent), then I'm sure we could cope in some way. However, with the scope of this project as presented last year, I do not see how there would be any notion of improvement to the area.

Sincerely,

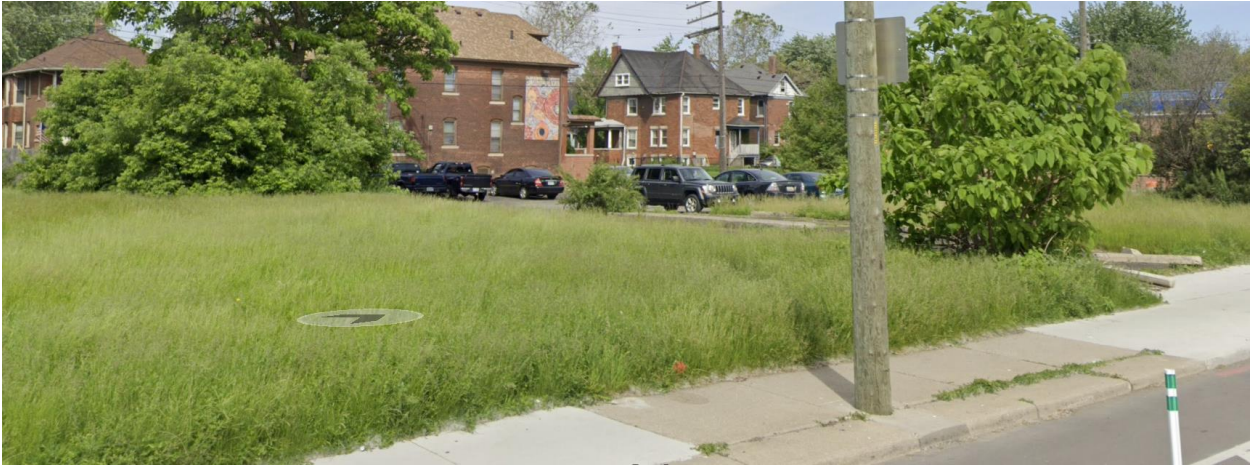
Martin Van Well

## SUPPORTING DOCUMENTATION

Below is a picture, courtesy of Google Maps, from June 2019, midday (based on shadows). It shows only two available spots on the street as is. This is typical. Imagine the street once residents arrive home for the evening...



Below is a picture of the proposed rezoning area from the same time (courtesy of Google Maps, June 2019). As you can see there is currently no parking available in that area on either side of the street. Additionally, the second picture below shows a closeup of a sample of cars that will be displaced should this development be allowed to happen.



The below picture shows the already congested Warren / Commonwealth situation. This is again midday, but in September 2019, curtesy of Google Maps.





October 15, 2021

City of Detroit  
City Planning Commission  
208 Coleman A. Young Municipal Center  
Detroit, MI 48226

Re: Rezoning of parcels at 4843, 4849 and 4867 Trumbull from R3 to SD1

Dear City Planning Commission:

I am writing to convey Wayne State University's support for a rezoning request that will allow Woodbridge Neighborhood Development and Cinnaire Solutions to build a new three-story, mixed-used, mixed-income building at the southwest corner of Warren and Trumbull in the Woodbridge neighborhood. The property directly across Warren and Trumbull at the northeast corner is owned by Wayne State and is part of our athletic campus.

The addition of new businesses along Warren and Trumbull will improve the walkability of the neighborhood, which is a benefit to Woodbridge residents and to the Wayne State community including students, faculty, staff and athletic event patrons. Due to the building's proximity to campus and direct access to bus lines, we expect the residential units in the building will be attractive to Wayne State students and employees.

For the past few years, Wayne State has been supportive of Woodbridge Neighborhood Development's efforts to expand parking options in the vicinity of Warren and Trumbull, providing letters of support for the reinstatement of street parking on the east side of Trumbull. We continue to be supportive of these efforts since parking is important to both existing and new residents, businesses and visitors (including potential business patrons).

The proposed new development will be a welcome addition to a long-vacant corner in the Woodbridge Neighborhood. Wayne State fully supports the project.

Sincerely,

Handwritten signature of Ned Staebler in black ink.

Ned Staebler  
Vice President, Economic Development

Handwritten signature of Patrick O. Lindsey in blue ink.

Patrick O. Lindsey  
Vice President, Government and  
Community Affairs

Handwritten signature of Robert J. Davenport in black ink.

Robert J. Davenport  
Associate Vice President, Facilities Planning and Management



October 15, 2021

City of Detroit  
City Planning Commission  
208 Coleman A. Young Municipal Center  
Detroit, MI 48226

Re: Rezoning of parcels at 4843, 4849 and 4867 Trumbull

Dear City Planning Commission:

I am writing to express my support for the rezoning of three vacant parcels at the southwest corner of Warren and Trumbull from R3 to SD1. I own several properties in the Woodbridge neighborhood, including 4837 Trumbull Street, which is directly adjacent to the south of this property.

The rezoning to SD1 will allow for the construction of a three-story mixed-used building. The addition of new businesses along Warren and Trumbull will improve the walkability of the neighborhood and will be a benefit to all Woodbridge residents, including tenants in my buildings.

Warren and Trumbull is an important intersection in Woodbridge and I'm glad there is a plan for new housing and businesses on a corner that has been vacant for over 40 years. It is also important to me that the neighborhood's community development non-profit, Woodbridge Neighborhood Development, is a co-developer on the project. They have reached out directly to discuss the project with me and have listened to my concerns and suggestions.

Please accept this letter as my endorsement of the project and the requested rezoning.

Sincerely,

Larry John

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**From:** Carol Forsythe <cewforsythe@gmail.com>  
**Sent:** Thursday, October 21, 2021 4:42 PM  
**To:** CPC Mailbox  
**Subject:** [EXTERNAL]Rezoning of parcels at 4843, 4849 and 4867 Trumbull

October 21, 2021

City of Detroit  
City Planning Commission  
208 Coleman A. Young Municipal Center  
Detroit, MI 48226  
Dear City Planning Commission:

I am a resident of the Woodbridge neighborhood and am writing to express my support for the rezoning of three vacant parcels at the southwest corner of Warren and Trumbull from R3 to SD1.

The rezoning to SD1 will allow for the construction of a mixed-use building. The addition of new businesses along Warren and Trumbull will improve walkability and convenience in the neighborhood. A three-story elevator building with mixed-income rental units will add needed housing options in Woodbridge.

Warren and Trumbull is an important intersection in Woodbridge and I'm glad there is a plan for new housing and businesses on a corner that has been vacant for over 40 years. It's also important to me that the developers are two non-profit organizations, Woodbridge Neighborhood Development and Cinnaire Solutions, who ask for and listen to neighbors' input about development within the community.

Please accept this letter as my endorsement of the project and the requested rezoning.

Sincerely,

Carol Forsythe  
5068 Avery St.  
Detroit, Mi. 48208  
[cewforsythe@gmail.com](mailto:cewforsythe@gmail.com)

**ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.**

**From:** [Nithin Vejendla](#)  
**To:** [CPC Mailbox](#)  
**Subject:** [EXTERNAL]In support of 4843, 4849, and 4867 Trumbull Street Rezoning  
**Date:** Thursday, October 14, 2021 6:11:48 PM

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Hello,

My name is Nithin Vejendla. My last address in Detroit was 4766 Avery Street, where I lived until this past August.

I am writing in support of rezoning 4843, 4849, and 4867 Trumbull Street from R3 to SD1. This will add much needed density to the neighborhood, and will incentivize non-motorized transportation use by reducing parking minimums. More density is a good thing, especially for a neighborhood so centrally located.

When you consider this rezoning, please keep in mind that those who have the most time and resources are usually the ones who usually make their voice heard. The vast majority of people who live in Woodbridge don't feel strongly either way, so please don't deny this because a handful of homeowners who have a lot of time on their hands are able to out organize normal people.

Best,  
Nithin

--

Nithin Vejendla  
P 716 640 7984  
[LinkedIn](#) | [Personal Website](#)  
[Schedule a call via Calendly](#)

**ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.**

October 21, 2021

City of Detroit  
City Planning Commission  
208 Coleman A. Young Municipal Center  
Detroit, MI 48226

Re: Rezoning of parcels at 4843, 4849 and 4867 Trumbull

Dear City Planning Commission:

I am a resident of the Woodbridge neighborhood and I am writing to express my support for the rezoning of three vacant parcels at the southwest corner of Warren and Trumbull from R3 to SD1.

The rezoning to SD1 will allow for the construction of a mixed-used building. The addition of new businesses along Warren and Trumbull will improve the walkability of the neighborhood and will be a benefit to Woodbridge residents. A three-story elevator building with mixed-income rental units will help to diversify the housing options in Woodbridge.

Warren and Trumbull is an important intersection in Woodbridge and I'm glad there is a plan for new housing and businesses on a corner that has been vacant for over 40 years. It's also important to me that the developers are two non-profit organizations, Woodbridge Neighborhood Development and Cinnaire Solutions, who ask for and listen to neighbors' input about development within the community.

Please accept this letter as my endorsement of the project and the requested rezoning.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Jones', with a long horizontal flourish extending to the right.

Mark Jones

4434 Avery St.

October 20, 2021

City of Detroit  
City Planning Commission  
208 Coleman A. Young Municipal Center  
Detroit, MI 48226

Re: Rezoning of parcels at 4843, 4849 and 4867 Trumbull

Dear City Planning Commission:

I am an architectural designer and resident of the Woodbridge neighborhood and I am writing to express my support for the rezoning of three vacant parcels at the southwest corner of Warren and Trumbull from R3 to SD1.

The rezoning to SD1 will allow for the construction of a mixed-used building which would foster new opportunities for local business and provide additional amenities and affordable housing for Woodbridge residents. The developers, Woodbridge Neighborhood Development and Cinnaire Solutions, are both non-profit entities and have already engaged the Woodbridge community to gather feedback on the proposed project. As a resident, I was pleased with their willingness to listen and take our concerns into consideration early in the planning process and I feel confident that they will remain responsive throughout the project.

The planned intersection, Warren and Trumbull, is an important gateway into the Woodbridge neighborhood and has sat vacant for over 40 years. The site's proximity to public transit lines and the Wayne State campus makes it a great fit for affordable housing and local businesses trying to get their start. Based on the initial concepts that have been developed I feel this project is an appropriate fit for the area and will lend itself to a more livable and equitable Woodbridge in the future.

Please accept this letter as my endorsement of the project and the requested rezoning.

Sincerely,

Name: Alex Bullo  
Address: 4516 Commonwealth St. Detroit, MI 48208

October 20 , 2021

City of Detroit  
City Planning Commission  
208 Coleman A. Young Municipal Center  
Detroit, MI 48226

Re: Rezoning of parcels at 4843, 4849 and 4867 Trumbull

Dear City Planning Commission:

I am a resident of the Woodbridge neighborhood and live just a block in from these parcels at 4823 Commonwealth. For transparency, I also serve on the Woodbridge Neighborhood Development Executive Board. I am writing to express my support for the rezoning of three vacant lots at the southwest corner of Warren and Trumbull from R3 to SD1.

I walk, bike or drive past this empty corner nearly every day. Warren and Trumbull is one of the main gateways into Woodbridge and it is time for it to be more than just a vacant lot like it has been for the past 40 years.

The rezoning to SD1 will create the diversity of housing we know is needed and in demand. It will expand the small business district the community has built further south down Trumbull. The addition of new businesses along Warren and Trumbull will improve the walkability of the neighborhood and the businesses will be a benefit to Woodbridge residents and beyond.

The site is being developed by two non-profit organizations, Woodbridge Neighborhood Development and Cinnaire Solutions, who have met with the immediate residents and the larger community to discuss the development and introduce all the parties involved- from the architects all the way to the construction team. This co-development team knows the neighborhood the best and has a history of not only listening to the residents, but putting that feedback into action.

Please accept this letter as my endorsement of the project and the requested rezoning.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tanya', with a long horizontal stroke extending to the right.

Name: Tanya Moutzalias

Address: 4823 Commonwealth Detroit, MI 48208