



# 12&F

12th & Forest

Letters of Support

11/11/22

XYZ Development

[hello@xyz-dev.com](mailto:hello@xyz-dev.com)

[xyz-dev.com](http://xyz-dev.com)

313 356 6077

# SUPPORT

# 12&F

The 12th & Forest project has garnered vast community support, including 15 letters, ranging from the District-6 Council Member, the Woodbridge Neighborhood Development Corp., and The Woodbridge Citizen's Council to trained urban planners and ordinary citizens, including the homeowner directly East of the site in contention.

XYZ Development continues to meet regularly with the community, resulting in persistent and growing support.

**City of Detroit**  
CITY COUNCIL

**GABRIELA SANTIAGO-ROMERO**  
COUNCIL MEMBER, DISTRICT 6

Dear Colleagues,

Upon thorough review of the support and opposition surrounding XYZ Development's petition to rezone 14 parcels in District 6 to SD1, I am compelled to support the petitioner's original request of SD1 instead of the R5 recommendation from the City Planning Commission. I make this important decision to ensure the project remains competitive for LIHTC funding, and to promote affordable housing in a neighborhood experiencing sustained upward rent pressure due to increased demand. The developer, Philip Lockwood, has additionally made a strong case for SD1's appropriateness under the [Woodbridge Neighborhood Design Guidelines](#) created through extensive community input by Woodbridge Neighborhood Development Corp.

Many decisions we consider as councilmembers involve trade-offs. Of the two nearest neighbors next to Mr. Lockwood's development, one has submitted a letter of support, and the other has submitted a letter of opposition. The letter of support comes from a neighbor with a direct border, whereas the letter of opposition comes from a neighbor with a two-parcel buffer between their home and the property. A cost-benefit analysis leads me to support this project. I believe the development's plan for 20% of housing units set aside for 50% AMI residents is what Woodbridge needs at this moment. I am also confident that the concerns raised by one of the nearest neighbors will be mitigated appropriately as Mr. Lockwood advances into subsequent design and construction.

There is broad support for this project —14 letters in total, ranging from ordinary citizens, the Woodbridge Neighborhood Development Corp. (WNDC), and the Woodbridge Citizens' Council to Wayne State University, nearby CDFIs, and the property owner directly adjacent to the site in question.

Rezoning XYZ Development's "12th & Forest" project to SD1 will allow the project to move forward competitively with their LIHTC application to include affordable housing and neighborhood commercial space, whereas maintaining R5 will have the unfortunate effect of larger units and higher rent, with no neighborhood retail opportunities.

Please support me in delivering quality, affordable housing to my district by approving XYZ Development's petition to rezone all parcels to SD1.





June 23, 2022

Councilmember Gabriela Santiago-Romero  
2 Woodward Avenue, Suite 1340  
Detroit, MI 48226

Dear Councilmember Santiago-Romero:

Woodbridge Neighborhood Development is the nonprofit community development organization serving the Woodbridge community. Since December 2020, we've met numerous times with Philip Lockwood of XYZ Development and his team to discuss his real estate development projects in Woodbridge. XYZ is the owner of the historic Danish Brotherhood Hall at 1775 West Forest and purchased several nearby properties from the Detroit Land Bank on Forest, Rosa Parks, Lysander and Lombard Terrace. The purchase was approved by City Council in 2021.

WND and Cinnaire Solutions (a community development financial institution) are partners in the development of land on the west side of Rosa Parks as well as the vacant Hancock School. These properties are adjacent XYZ Development's holdings. WND believes Mr. Lockwood's vision for his development is generally similar and complementary to ours. Specifically:

- Focus on a pedestrian-friendly, walkable neighborhood which incorporates retail/commercial elements in addition to housing;
- Streetscape beautification and green space;
- An element of affordable housing;
- An element of physical accessibility, welcoming seniors and those with disabilities;
- Design that complements the existing architecture and reflects the history and character of the neighborhood.

These priorities reflect the community's priorities which were incorporated into the Woodbridge Neighborhood Development and Design Guidelines.

Mr. Lockwood communicated to WND and to the Woodbridge community that XYZ Development would require rezoning of its properties to SD1 achieve its plans. The requested rezoning was approved by CPC except for lots on the north side of West Forest. While we cannot comment on the financial viability of the project if the rezoning is not completed, we do know XYZ may have to make considerable changes to its plan for those parcels and may not be able to build something that meets the priorities they have already communicated and were generally well-received by the neighborhood.

Mr. Lockwood indicated he would be speaking to you and your team next week to discuss an appeal to CPC's decision during the City Council approval process. We are sending this letter to provide context from WND's viewpoint as a development organization and neighbor to XYZ's proposed development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christine Holmes', written in a cursive style.

Christine Holmes

Director, Policy and Property Development

# SUPPORT

# 12&F

April 21, 2022

Mr. R. Philip Lockwood  
XYZ Developments

Re: Support for request to rezone lots in the area of Rosa Parks and Forest

Dear Mr. Lockwood,

Thank you for presenting your proposed development at the April 14th monthly meeting of the Woodbridge Citizens' Council. We are writing this letter in support of your request to have the lots between Forest and Lysander from Rosa Parks to the alley west of Avery, plus three lots on the north side of Forest rezoned to SD1.

We appreciate you taking the time to walk us through your plans, answer questions, and make yourself available to members of the community.

The prospect of adding 59 new residential units of mixed size and type is an exciting one.

While this land was historically suited to single family and low-density residential, it is unrealistic to believe it will serve that purpose again. With the recent rezoning of the land on the west side of Rosa Parks to SD1 for mixed use development, and with commercial buildings already fronting onto Forest it seems appropriate to rezone these parcels to SD1 to allow for mixed use development with a greater density than R2 or R3 zoning allows.

We look forward to remaining in contact as planning progresses, and working together to address concerns that may arise as the project evolves.

Sincerely,



Rev. Dr. Yvette Griffin  
President, Woodbridge Citizens' Council

July 9, 2020

XYZ Development, LLC  
Lockwood Companies, Inc.  
27777 Franklin Road  
Southfield, MI 48034

Dear Mr. R. Philip Lockwood,

Michigan Community Capital "MCC" is a 501c3 non-profit corporation, a US Treasury Certified Community Development Financial Institution "CDFI" and a certified Community Development Entity "CDE" focusing its mission entirely within the State of Michigan to advance job opportunities and promote housing and community development opportunities for Low to Moderate Income individuals.

At your request, MCC has reviewed the proposal for the project titled "Rosa Parks & Forest." The project proposal features outcomes and impacts consistent with MCC's mission including activating neighborhood common space, providing for mixed-uses where local LMI job opportunities will occur, and providing for housing addressing a mix of affordability and typologies.

The project proposal calls for \$2.0M in at-risk equity investment from a Certified CDFI in addition to developer (GP) equity. MCC is interested in providing all or art of the equity investment for this project. MCC's interest is contingent on securing site control and a continuing due diligence process which will include further review of the sponsors, the financing structure, the projected phasing of the project (if any), municipal approvals and the final terms and conditions of the investment offered by the project.

This letter of interest is not a commitment to lend or invest and should not be construed as one.

We look forward to working with XYZ Development and the Lockwood Companies on this exciting and important project in the City of Detroit.

Kind Regards,



Eric Hanna  
President & CEO  
Michigan Community Capital



#### EXECUTIVE COMMITTEE

**Mark Morante**  
Senior Vice President  
Senior Advisor Michigan  
Economic Development Corporation  
(MEDC)  
Michigan Strategic Fund Board  
Manager

**Mark McDaniel**  
President and CEO  
Cinsaire Corporation

**Ted Rozeboom**  
Partner Loomis Law Firm

**Jamie Shriner**  
Program Officer, The W.K. Kellogg  
Foundation

**Mary Seaberg King**  
Former Senior Vice President  
Invest Detroit

**Jeff Sykes**  
Chief Financial Officer Michigan State  
Housing Development Authority

#### BOARD MEMBERS

**Richard Hosey**  
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Lansing Economic Development Corporation

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Invest Detroit

**Elissa Sangalli**  
President  
Northern Initiatives

**Kara Woods**  
A.V.P. Community Partnerships  
Western Michigan University

**Annette Williams**  
Vice President  
Fifth Third Community Development  
Corporation

#### MANAGEMENT

**Eric Hanna,**  
President & CEO

**Marilyn Crowley,**  
Vice President of Investments

**Liz Alexandrian**  
Vice President of Compliance

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June 30, 2022

Ms. Gabriela Santiago-Romero  
District 6 City Council Member  
Office 2 Woodward Avenue  
Suite 1340  
Detroit, MI 48226  
Office: (313) 224-2450  
Fax: (313) 224-1189

Dear Ms. Santiago-Romero,

This letter is written in support of XYZ Development's proposal for the development of the 14 lots at Rosa Parks Blvd and W Forest Ave in the Woodbridge neighborhood of Detroit.

XYZ Development's development proposal for this land is aspirational. The plan includes affordable housing at the 50% AMI (Area Median Income) level, small scale commercial space for local businesses and green stormwater control measures. Providing quality affordable housing, fostering the local economy, and caring for mother nature is in line with Cinnaire Solutions' mission to advance communities through healthy living opportunities. Further, the development will complement and bolster the viability of our own projects immediately adjacent to this site. The rezoning and plan reviews of this land are vital steps towards healthy, incremental growth of a historically underserved community.

Please support the viability and ensure the feasibility of this important project and the revitalization of Woodbridge by supporting the development of these critical parcels.

Respectfully,

Mark McDaniel  
President & CEO

July 5, 2022

Ms. Gabriela Santiago-Romero  
District 6 City Council Member  
Office 2 Woodward Avenue  
Suite 1340  
Detroit MI 48226

Council Member Santiago-Romero,

This letter is written in support of XYZ Development's petition to rezone 14 parcels of land at Rosa Parks Blvd and W Forest Avenue in the Woodbridge neighborhood of Detroit to SD1.

Midtown Detroit, Inc. has widely adopted SD1 and SD2 throughout Midtown and New Center in recent years. These designations have proven instrumental in promoting the mixed-use, walkable development patterns that once defined Detroit and countless other prosperous cities across the nation. While the single-use zoning categories favored by Detroit's Zoning Ordinance are well intentioned, aiming to separate incompatible uses, they inadvertently promote sprawling car-centric outcomes. Designing for the automobile first and housing patterns that do not promote density and neighborhood scale mixed-use developments only stifle a goal we all share for more housing options for Detroiters both affordable and market rate.

Reducing parking minimums is a way to encourage compact, climate friendly communities that address severe housing challenges by making it easier, safer and more affordable to live and work in a community without a car. Walkable neighborhoods are more resilient, healthier and happier places to live.

Woodbridge is a distinct neighborhood from Midtown, with its own character and culture, however we share many similarities in the built environment. I firmly believe that the site that XYZ development is pursuing for SD1 designation is the most appropriate course of action and will promote rather than stifle equitable development of the site. Please support Mr. Lockwood's request for this SD1 designation as the Planning Commission staff has already done so and help move this district closer to a more vibrant future.

Sincerely,

Susan T. Mosey  
Executive Director  
Midtown Detroit, Inc.

Lansing | Corporate Headquarters  
1185 South Washington Avenue  
Lansing, Michigan 48910  
517 482 8555

Detroit  
2111 Woodward Avenue, Suite 600  
Detroit, Michigan 48201  
313 841 3751

Chicago  
225 West Washington Street, Suite 1350  
Chicago, Illinois 60606  
312 957 7283

Madison  
10 East Doty Street, Suite 445  
Madison, Wisconsin 53703  
608 234 5291

Grand Rapids  
100 Grandville Avenue SW, Suite 202  
Grand Rapids, Michigan 49503  
616 272 7880

Indianapolis  
320 North Meridian, Suite 516  
Indianapolis, Indiana 46204  
317 423 8880

Wilmington  
100 West 10th Street, Suite 502  
Wilmington, Delaware 19801  
302 655 1420

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This letter, from homeowner Scott Kirschner of 4705 Avery represents the most immediately adjacent neighbor to the site.

NAME Scott Kirschner  
ADDRESS 4705 Avery St  
UNIT NUMBER \_\_\_\_\_  
Detroit, MI  
48208, USA

XYZ

September 14th, 2022

To:  
Gabriela Santiago-Romero  
District 6 City Council Member  
Office 2 Woodward Avenue  
Suite 1340  
Detroit, MI 48226

Council Member Santiago-Romero,

I'm writing this letter in support of XYZ Development's "12th & Forest" project to bring approximately 13 units of affordable housing at 50% AMI to Woodbridge.

As rents rise in the neighborhood, a push for affordable housing is desperately needed. Legacy and low-income residents are being pushed out of the neighborhood due to the City's insistence on low density site planning resulting in luxury products and price-points.

Please promote new, attainable housing stock in District 6 by supporting XYZ's petition to rezone all of the project's 14 parcels to SD1.

Thank you,

SIGNATURE

# SUPPORT

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Carly Doulos  
1615 West Canfield  
Apt 312  
Detroit, MI  
48208, USA

August 9<sup>th</sup>, 2022

Ms. Gabriela Santiago-Romero  
District 6 City Council Member  
Office 2 Woodward Avenue  
Suite 1340  
Detroit, MI 48226  
Office: (313) 224-2450  
Fax: (313) 224-1189

Councilmember Santiago-Romero,

This letter is written in support of XYZ Development's petition to rezone 14 parcels of land at Rosa Parks Blvd and W Forest Ave in the Woodbridge neighborhood of Detroit to SD1.

As a resident of Woodbridge, I am concerned about the City Planning Commission's recent vote to recommend R5 zoning designation rather than SD1, as petitioned. A key facet of Woodbridge is its charming, walkable nature and tight-knit fabric of homes and small businesses. The SD1: "Small-Scale Mixed-Use" designation allows compact development and a mix of compatible uses which will build upon the neighborhood's historic character. On the other hand, the R5 designation's excessive setback standards and strict separation of uses is contextually inappropriate, creating a more suburban level of density which will only further cement Detroit as an anti-human, car dependent city.

Please support the viability of this important project, neighborhood walkability and the revitalization of Woodbridge by approving the SD1 rezoning petition on all parcels.

Sincerely



Carly Doulos | Woodbridge Resident

Russell Boyle  
4766 Commonwealth  
#1S  
Detroit, MI 48208

July 11th, 2022

To:  
**Gabriela Santiago-Romero**  
District 6 City Council Member  
Office 2 Woodward Avenue  
Suite 1340  
Detroit, MI 48226

Council Member Santiago-Romero,

I'm writing this letter in support of XYZ Development's petition to rezone 14 parcels along the intersection of Rosa Parks Blvd and W Forest Ave to the SD1 zoning district classification.

As a resident of Woodbridge, I was pleased to see the developer's plans for a walkable, mixed-use project. While Woodbridge is a charming historic neighborhood, it is mainly residential and lacks small-scale commercial space. The R5 designation selected by the City Planning Commission is very troubling as it does not allow for the corner stores and markets that make nearby Midtown so convenient and livable. SD1, on the other hand, promotes neighborhood-compatible uses and walkable site design.

Please support XYZ's plans to grow the diversity of housing and commercial options in the neighborhood by approving the petition to rezone to SD1 on all 14 parcels.

Thank you,

Russell Boyle | Woodbridge Resident



# SUPPORT

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Dante C. Assad  
4758 Commonwealth  
Detroit, MI  
48208, USA

April 17th, 2022

City Planning Commission  
Attn: Lauren Hood, Chairperson  
208 Coleman A. Young Municipal Center Detroit, MI 48226

**RE: Request of R. Philip Lockwood on behalf of XYZ 20-02 RPF LLC and the City Planning Commission to rezone 22 parcels from the R2 (Two-Family Residential), R3 (Low Density Residential), and B4 (General Business) zoning district classifications to the SD1 (Special Development, Small-Scale, MixedUse) zoning district classification.**

Ms. Hood, Commissioners & Commission Staff,

This letter is written in support of XYZ 20-02 RPF LCC and the City Planning Commission's petition to rezone 22 parcels along the intersection of Rosa Parks Blvd and W Forest Ave to the SD1 zoning district classification.

Mr. Lockwood presented plans to rebuild these vacant sites to a density more aligned with the historic core of the neighborhood along Commonwealth and Avery streets, where I am a resident. After years of demolition and population loss, the neighborhood stands to benefit from the new investment, new residents and new businesses brought by this project.

Woodbridge is defined by its strong sense of community, encouraged by tightly spaced homes, and lush, walkable streets. XYZ Development has made a compelling case that the current zoning designations only allow low density development, which feels suburban and rather than seamless with this historically high density neighborhood. Further, the SD1 designation has proven successful in driving neighborhood revitalization, as evidenced by nearby Midtown's recent renaissance. Converting vacant, barren land into a productive use will make the neighborhood safer and more complete.

Mr. Lockwood has further demonstrated a unique commitment to a holistic project on these sites. Plans surrounding the use of native plantings, and harvesting of stormwater via green stormwater infrastructure go above and beyond the norm of real estate developers. The intent to make a portion of housing units affordable is a much needed step for this working class neighborhood. As a result, I believe the team truly values placemaking and the health of the community on a whole—placing people and planet over profit.

Detroit has a vacancy problem and density is the solution. On a whole, this development will be positive for the community of Woodbridge. Please consider approving the petitioner's request to rezone the parcels in question to the SD1 zoning district classification. Woodbridge stands to be a safer, more vibrant community for it.

Thank you,



Dante C. Assad | Woodbridge Resident

# SUPPORT

# 12&F

Alex Bullo  
4516 Commonwealth  
Detroit, MI  
48208, USA  
abullo191@gmail.com

April 20th, 2022

City Planning Commission  
Attn: Lauren Hood, Chairperson  
208 Coleman A. Young Municipal Center Detroit, MI 48226

**RE: Request of R. Philip Lockwood on behalf of XYZ 20-02 RPF LLC and the City Planning Commission to rezone 22 parcels from the R2 (Two-Family Residential), R3 (Low Density Residential), and B4 (General Business) zoning district classifications to the SD1 (Special Development, Small-Scale, MixedUse) zoning district classification.**

Ms. Hood, Commissioners & Commission Staff,

I'm writing this letter in support of XYZ 20-02 RPF LLC and the City Planning Commission's petition to rezone 22 parcels along the intersection of Rosa Parks Blvd and W Forest Ave to the SD1 zoning district classification.

I am resident of Woodbridge and trained architectural designer. After reviewing the XYZ Development team's plans for "12th & Forest", I believe the project will positively impact the neighborhood by infilling this largely vacant and underutilized area with contextually sensitive, mixed-use design.

The most vibrant streets in the neighborhood, Trumbull, Commonwealth & Avery all feature densely spaced homes and a mix of uses. Many new development designed under the R2 zoning district classification result in excessively wide setbacks and onerous parking requirements, making the projects feel sprawling, rather than of historic character of Woodbridge.

I'm excited to see the "12th & Forest" project move forward and begin to infill the vast vacancy present in this area of Woodbridge. Please consider voting to approve XYZ Development's application to rezone all 22 parcels to the SD1 zoning designation.

Thank you,



Alex Bullo | Woodbridge Resident, Architect & Community Developer

Mr. Logan Knoper and Mrs. Michelle Haapala  
4243 Commonwealth St, Apt 1  
Detroit, MI 48208  
(616) 644-7686  
[loganknoper@outlook.com](mailto:loganknoper@outlook.com)

April 20<sup>th</sup>, 2022

City Planning Commission  
Attn: Lauren Hood, Chairperson  
208 Coleman A. Young Municipal Center  
Detroit, MI 48226  
(313) 224-6225  
[cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)

**RE: Request of R. Philip Lockwood on behalf of XYZ 20-02 RPF LLC and the City Planning Commission to rezone 22 parcels from the R2 (Two-Family Residential), R3 (Low Density Residential), and B4 (General Business) zoning district classifications to the SD1 (Special Development, Small-Scale, MixedUse) zoning district classification.**

To: The City Planning Commission of Detroit

I'm writing this letter in support of XYZ Development's application to rezone land along the intersection of Rosa Parks Blvd and W Forest Ave to the SD1 zoning district classification.

I am a resident of Woodbridge and actively partook in the Woodbridge Neighborhood Development's design workshops in 2019. Philip Lockwood, with XYZ Development, presented the "12th & Forest" project as a part of their community outreach efforts. While Woodbridge remains one of Detroit's most beautiful and vibrant neighborhoods, it stands to benefit from infill development, including this project. Philip has shown an understanding of good urban design principles including walkability and accessibility.

Many developers begin with an adversarial relationship with the community, whereas Philip has been careful to work alongside the community to create a project which feels at home amidst Woodbridge's historic landscape.

Please vote to approve the petition to rezone all 22 parcels to SD1.

Sincerely,



Logan Knoper and Michelle Haapala | Woodbridge Residents

Milo Kock  
4530 Commonwealth  
Unit 2  
Detroit, MI  
48208, USA

Ms. Gabriela Santiago-Romero  
District 6 City Council Member  
Office 2 Woodward Avenue  
Suite 1340  
Detroit, MI 48226  
Office: (313) 224-2450  
Fax: (313) 224-1189

Councilmember Santiago-Romero,

This letter is written in support of XYZ Development's petition to rezone 14 parcels of land along Rosa Parks Blvd and W Forest Ave in the Woodbridge neighborhood of Detroit to SD1.

As a new homeowner in Woodbridge, I was drawn to the neighborhood's tight-knit historic charm and mix of local businesses within walking distance. Recently, I was concerned to hear of the City Planning Commission's vote to recommend R5 zoning designation rather than SD1 for the nearby "12th & Forest" project. The R5 designation's excessive setback requirements and non-sensical separation of uses is fundamentally out of character for this dense, mixed-use neighborhood. Woodbridge needs the truly urban infill development allowed under the SD1: "Small-Scale Mixed-Use" designation. SD1 promotes walkability and a strong eco-system of local businesses which rely on that foot traffic. I urge the City Council to prioritize human-focused design over the antiquated car-centric approach which has deepened inequities and led to barren swaths of parking lots throughout the city of Detroit.

Please support the viability of this important project and the revitalization of Woodbridge by approving the SD1 rezoning petition on all parcels.

Sincerely

DocuSigned by:  
  
B9048A34B45D488...

Milo Kock | Woodbridge Resident & Property Owner

# SUPPORT

# 12&F

≡ **M TAUBMAN COLLEGE** / ARCHITECTURE / URBAN PLANNING

Marc Norman  
Director of Real Estate Initiatives  
Associate Professor of Practice in Urban & Regional Planning  
Taubman College of Architecture & Urban Planning | University of Michigan  
2000 Bonisteel Boulevard, Ann Arbor, MI 48109-2069

April 28, 2021

To Whom it May Concern,

Philip was a student in my course, URP595: "Public-Private Partnerships: Financing Equitable Development", part of the Graduate Certificate in Real Estate Development program at the University of Michigan. The class explores difficult questions in real estate; how do we assert good design, equitable outcomes, connected communities, affordable housing, neighborhood regeneration and other social and physical outcomes when lenders, regulators or financial markets won't?

Mr. Lockwood came to the course with a wealth of experience in Metro Detroit Development, but came to me as a thought partner for sharpening its economic feasibility, while remaining socially and environmentally responsible. The project is aspirational and will face numerous challenges, but when complete, it will be a strong first step in the neighborhood's inclusive growth and balanced redevelopment. I am confident given his experience and success to date in securing sites in Detroit that he will bring value and thought leadership to these sites. The multifaceted building typologies along with the income mixing he proposes can be a model for the neighborhood and the larger region. Housing development in Detroit is complex and I am excited that Philip has taken on the added challenge and necessary steps of creating wealth for existing residents and bolstering local supply chains as part of his proposal.

Please do not hesitate to reach out if you would like to discuss Philip's experience or the specific proposal.

Sincerely,



Marc Norman  
Director of Real Estate Initiatives  
Associate Professor of Practice in Urban & Regional Planning  
Taubman College of Architecture & Urban Planning | University of Michigan  
Professional Profile: <https://taubmancollege.umich.edu/faculty/directory/marc-norman>



6 July 2020

To Whom it May Concern,

This letter is written in support of XYZ Development's proposal for reactivating corner of Rosa Parks & Forest, in Detroit.

Philip was a top student in my course, ARCH517: Architect as Developer. The course takes an in-depth focus on the shortcomings of standard development models and how best urban design practices can be applied to real estate development to better shape healthy, inclusive, sustainable communities.

Upon reviewing both the "Danish Brotherhood Hall", and "Rosa Parks & Forest" redevelopment plans, I find the endeavor applies the best urbanist practices and thoughtfully engages the principles of placemaking. This project will humanize and beautify the landscape and contribute to a walkable, more vibrant community. Woodbridge will be better for it.

Sincerely,



Kit Krankel McCullough  
Lecturer in Architecture

#### About Kit McCullough

Kit Krankel McCullough is an architectural and urban designer and consultant to cities, institutions, developers, neighborhood and merchant groups around the country. Through her urban design practice and teaching Kit advocates for equitable and socially just development, healthy and sustainable environments, strong communities, and cities that promote wellbeing and happiness. At the University of Michigan, McCullough teaches courses on urban design and real estate development, design studios on housing and neighborhood development, and seminars on transportation and urban economics.

In her current practice, McCullough has developed strategies toward economic and environmental sustainability at a range of scales, from individual properties to entire regions; and for a range of clients, including cities, institutions, developers, and neighborhood groups. Her projects have included a redevelopment plan for the C.S. Mott Foundation for their properties in downtown Flint, Michigan, as a means to help catalyze a regional economic strategy; regional strategies for more sustainable development in Tucson; a plan for the redevelopment of an industrial corridor in Oklahoma City as a mixed-use district focused on eco-industries; and an economic development strategy for Forest City, North Carolina, that capitalizes on the town's traditional urbanism and heritage.

Prior to joining the faculty at Michigan, McCullough led an urban design studio at Urban Design Associates in Pittsburgh, where she directed downtown revitalization projects and prepared master plans and design guidelines for new and infill neighborhood developments throughout the country. Projects included revitalization strategies for cities as diverse as Washington, DC, Warren, Michigan, Norfolk Virginia, Shaker Heights, Ohio, and La Grange, Georgia. New and infill developments included Biltmore Farms in Asheville, North Carolina, Western Center in Washington County, Pennsylvania, as well as HOPE VI projects, including Louisville, St. Louis, and Norfolk. In her previous experience, McCullough practiced urban design for several years in Austin, Texas, and before that, with Duany Plater-Zyberk in Miami. She received her Bachelor of Architecture from the University of Texas at Austin and her Master of Architecture in Urban Design from Harvard University.

2000 Bonisteel Boulevard, Ann Arbor, MI 48109-2069 USA phone 734 764 1300 fax 734 763 2322 [taubmancollege.umich.edu](http://taubmancollege.umich.edu)

# SUPPORT

# 12&F

Please note, this letter from William H. Volz on behalf of Wayne State University was mailed directly to Council Member Santiago-Romero's office. Accordingly, XYZ Development does not possess the original signed copy.



WAYNE STATE UNIVERSITY  
**MIKE ILITCH**  
SCHOOL OF BUSINESS



June 29, 2022

Ms. Gabriela Santiago-Romero  
District 6 City Council Member  
Office 2 Woodward Avenue  
Suite 1340  
Detroit, MI 48226  
Office: (313) 224-2450  
Fax: (313) 224-1189

As an employee of Wayne State University for over forty years, I am excited to support the petition of XYZ Development to rezone to SD1 14 parcels of land at Rosa Parks Boulevard and West Forest Avenue in Detroit's Woodbridge neighborhood.

Directly adjacent to our campus, Woodbridge is an important community to the Wayne State University and a critical part of both our present and future success. The neighborhood is home to hundreds of Wayne State students, faculty, and staff. Expanding the neighborhood's housing and commercial life through projects like that proposed by XYZ Development will make Woodbridge a safer and more vibrant place to live and work. Of course, Wayne State University will benefit as well.

I trust that the Wayne State community can rely on your support for Detroit's continued renaissance and the petition to approve the SD1 rezoning petition on the Woodbridge parcels.

Sincerely,

William H. Volz  
Distinguished Service Professor of Business Law and Ethics

Department of Accounting  
2771 Woodward Avenue, Suite 392, Detroit, MI 48201  
Phone 313-577-4530 • Fax 313-577-2000  
ilitchbusiness.wayne.edu

# THANK YOU!



**XYZ Development**  
hello@xyz-dev.com  
xyz-dev.com  
313 356 6077

September 15th, 2022

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