



City of Detroit Planning and Development  
Department  
Coleman Young Municipal Center  
2 Woodward Ave., Suite 808  
Detroit, MI 48226

24 January 2018

Dear Planning and Development Department,

We are concerned about recent attempts by Olympia Development of Michigan, its subsidiaries and/or partner entities to demolish existing structures for use of property as surface parking.

Currently, the Woodstock Apartments located at 473-489 Peterboro near Second Avenue, are at risk. Designed by Detroit architects Pollmar & Ropes and opened in 1914, the Woodstock Apartments are a fine example of the residential apartment structures erected in the city during the early 20th Century.

Demolishing intact structures ripe for rehabilitation to create additional surface parking directly contradicts the plan developed by the City of Detroit Planning Commission and Planning and Development Department to support density and create walkable and welcoming neighborhoods for Detroiters. The removal of the Woodstock Apartments to increase parking opportunities for short term visitors to the city is shortsighted, particularly when low-rise residential developments are currently being constructed elsewhere to fill the city's need for "missing middle" units.

To ensure the objective of the City of Detroit Planning Commission and Planning and Development Department's plan will be successful in revitalizing walkable neighborhoods, **Preservation Detroit is asking for consideration on amending Section 61-12-219 of the zoning ordinance** in which "no commercial parking lot shall be located within one thousand (1,000) radial feet of any stadium or sports arena except on land that, on August 13, 1999, was vacant, or 2) for which the most recently recorded permitted use was for parking purposes." **The amendment we propose is to adjust the parking lot radius to two thousand (2,000) radial feet.**

Not only will this amendment aid in preserving intact structures for adaptive reuse and rehabilitation, it will increase the walkability of neighborhoods and increase pedestrian traffic, which ultimately benefits the city's economy.

We thank you for your consideration on this proposed amendment to the zoning ordinance.

Sincerely,

A handwritten signature in black ink, appearing to be 'EK', with a stylized flourish extending to the right.

Eric Kehoe  
President, Board of Directors  
Preservation Detroit