

American Community Developers, Inc.

20250 Harper
Detroit, MI 48225

(313) 881-8150
Fax (313) 884-0722

March 23, 2021

Via Email: DeanJ@DetroitMI.gov

Jered Dean, Manager II
Department of Public Works
City Engineering Division
City of Detroit
2 Woodward Avenue, #611
Detroit, MI 48226

RE: 2610 Cochrane Street
Outright Vacation Request

Dear Mr. Dean,

This is a supplemental letter to our Outright Vacation Request dated March 15, 2021 related to the above-referenced property. American Community Developers, Inc. (“ACD”) is working closely with the City of Detroit Department of Housing and Revitalization to develop the site located at 2610 Cochrane into mixed income residential apartments. This site is referred to as “Left Field” in recognition of the site’s past use as the former Tigers Stadium.

Left Field is proposed to contain approximately 120 apartment units. Half of the units will be set aside as affordable units with rent and income limits starting at 40% of the Area Median Income. ACD controls the site through a Development Agreement with the Detroit Economic Growth Corporation. All project financing has been approved and construction is expected to commence upon receipt of environmental clearance from the City of Detroit.

In order to complete this project, we have requested an outright vacation of a certain area on the site formerly known as Kaline Drive (as well as any other remaining public alleys and/or easements across the site). We have already received Conditional Land Use and Site Plan Approval subject to certain setback variances requested of the Board of Zoning Appeals. Time is of the essence, so we respectfully request you review and submit our Outright Vacation Request to the Honorable City Council as soon as possible.

If you have any questions or require any additional information, please feel free to contact me.

Sincerely,



Michael D. Essian
Vice President