

LETTER OF INTENT TO ENTER ALLEY MAINTENANCE AGREEMENT

Scripps District Association
6905 Telegraph Road
Suite 200
Bloomfield Hills, MI 48301

July 1, 2021

City of Detroit
Department of Public Works
Administrative Office
Coleman A. Young Municipal Center
2 Woodward Avenue
Suite 642
Detroit, MI 48226

Department of Public Works:

SCRIPPS DISTRICT – WOODBRIDGE DETROIT 2.5 ACRE RESIDENTIAL DEVELOPMENT @ 3700 TRUMBULL

The Scripps District is an infill development featuring 64 new-construction townhomes on the existing Scripps Mansion site in the Woodbridge Farms Historic District. The project site consists of parcels on the east side of Trumbull Avenue between Selden St. to the north, and Brainard St. to the south. Parcels on the west side of Lincoln directly north and south of Selden St. are also included.

Each townhome consists of internal parking and a bonus room on the ground floor, main living space on the second floor, and bedrooms and bathrooms on the third floor. Despite its overall size, the development is thought of as infill. The overall design strategy is for the buildings to complement the historic district. In addition to the new structures, new public open spaces are also created as part of the development. At the center of the development along Trumbull, a new community lawn is created in front of the Existing Scripps Mansion Power House. This area is directly across the street from one of the entrances to Scripps Park, and is seen as an extension of the park. The existing alley between Trumbull and Lincoln will be redeveloped with new paving to make it more accessible to vehicle and pedestrian traffic.

PROJECT SCOPE

SITework

- Renovate and repave alley with new stamped concrete
- New paved drive aisles and parking areas
- New concrete pedestrian paths along front of buildings and entries
- Creation of new community lawn space in front of existing power house including two “outdoor rooms” consisting of crushed stone surfaces with brick paver edging.

- Planting areas with ornamental grasses and small shrubs at front
- porch areas of each unit.
- New trees as shown on site plan

NEW CONSTRUCTION

- Construct 15 new buildings consisting of two to seven 3-story townhome units.

RENOVATION WORK

- Renovate and convert existing 2-story brick Power House building into a detached residential condominium unit.

ALLEY DESIGN DEVIATIONS

1. 8" Decorative colored concrete
2. Pavement scoring pattern
3. Pavement sloped across alley to mountable curb
4. Install mountable curb and gutter
5. Install drainage structure along curb line and within alley
6. Existing historical building encroachment into alley (.042')
7. Reduce pavement width to 15' across frontage of existing historical building

DEVELOPER
Scripps District Association

Dated: July 1, 2021

/s/

By: Jason D. Jones

Its: Member

Address: 6905 Telegraph Road

Suite 200

Bloomfield Hills, MI 48301