

# CITY MODERN DESIGN UPDATE

BRUSH PARK CDC SPECIAL MEETING

**AUGUST 16, 2022**

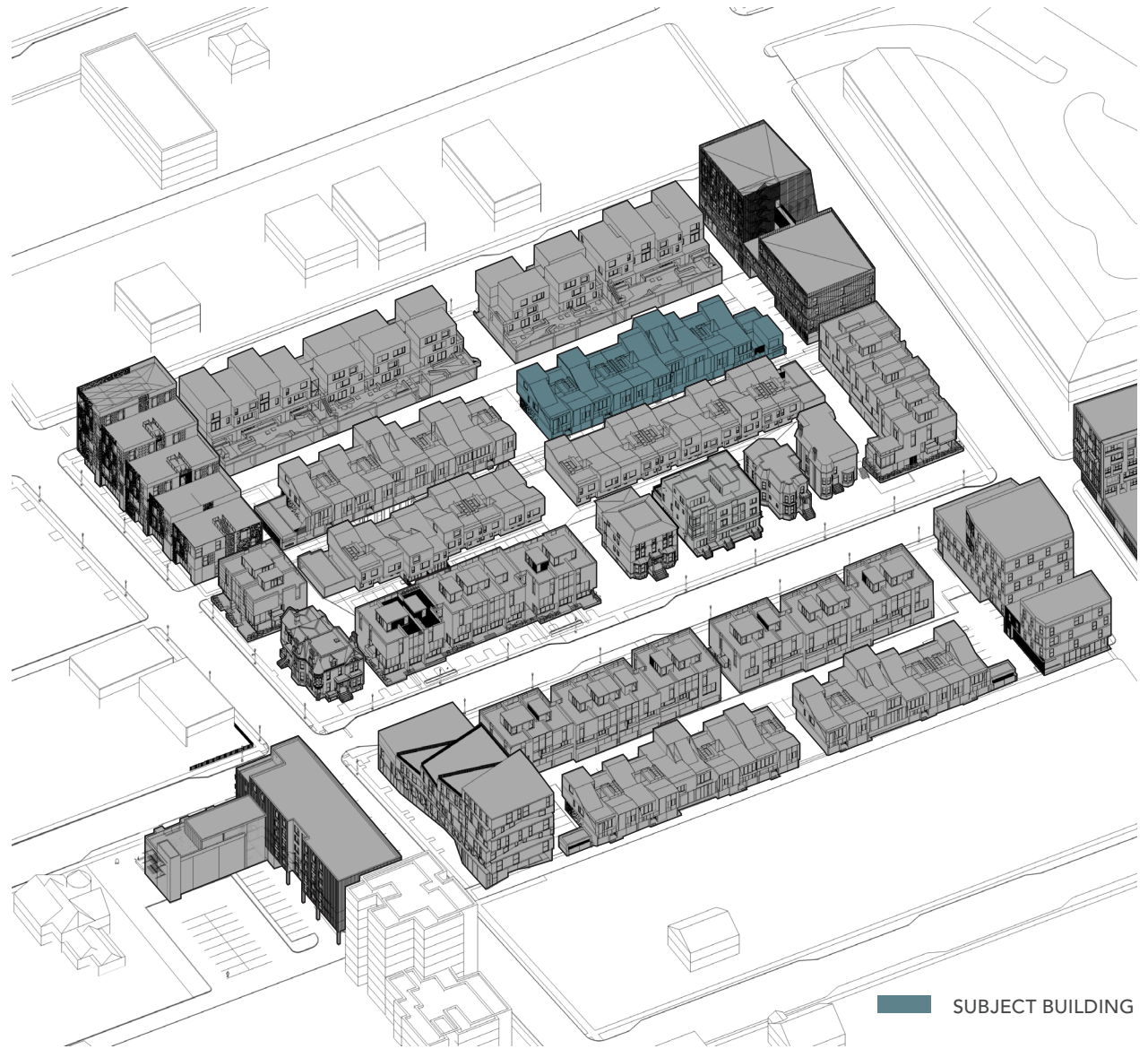


# AGENDA

## CITY MODERN

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- SITE PLAN OVERVIEW
- HISTORIC CONTEXT
- PROPOSED DESIGN





# CITY MODERN OVERVIEW

## 2015 APPROVED SITE PLAN



# CITY MODERN OVERVIEW

## 2022 SITE PLAN





# CITY MODERN OVERVIEW

2015 VS 2022

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2015 APPROVED MASTER PLAN	
RENTAL	276 UNITS
FOR - SALE PRODUCT	144 UNITS
<b>TOTAL UNITS</b>	<b>420 UNITS</b>
PARKING	420 TOTAL SPACES

2022 CURRENT MASTER PLAN	
RENTAL	340 UNITS
FOR - SALE PRODUCT	112 UNITS
<b>TOTAL UNITS</b>	<b>452 UNITS</b>
PARKING	468 TOTAL SPACES

# HISTORICAL CONTEXT

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The historic mansions work in harmony to create a rich rhythm of solid and void, while the roof lines and building forms vary in order to break down their mass. **This set of criteria creates a cohesive, familiar streetscape while affording each individual home a distinctive character.**

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# HISTORICAL CONTEXT



*The proposed design has an interplay of archways and vertically proportioned openings mixes contemporary arrangements with historical elements. Archways connect to the historical structures within the neighborhood*

# PROPOSED DESIGN



# PERSPECTIVE

PROPOSED DESIGN | VIEW FROM NORTH





# PERSPECTIVE

PROPOSED DESIGN | VIEW FROM WEST





# PERSPECTIVE

PROPOSED DESIGN | VIEW FROM EAST





# PERSPECTIVE

PROPOSED DESIGN | NORTH VIEW

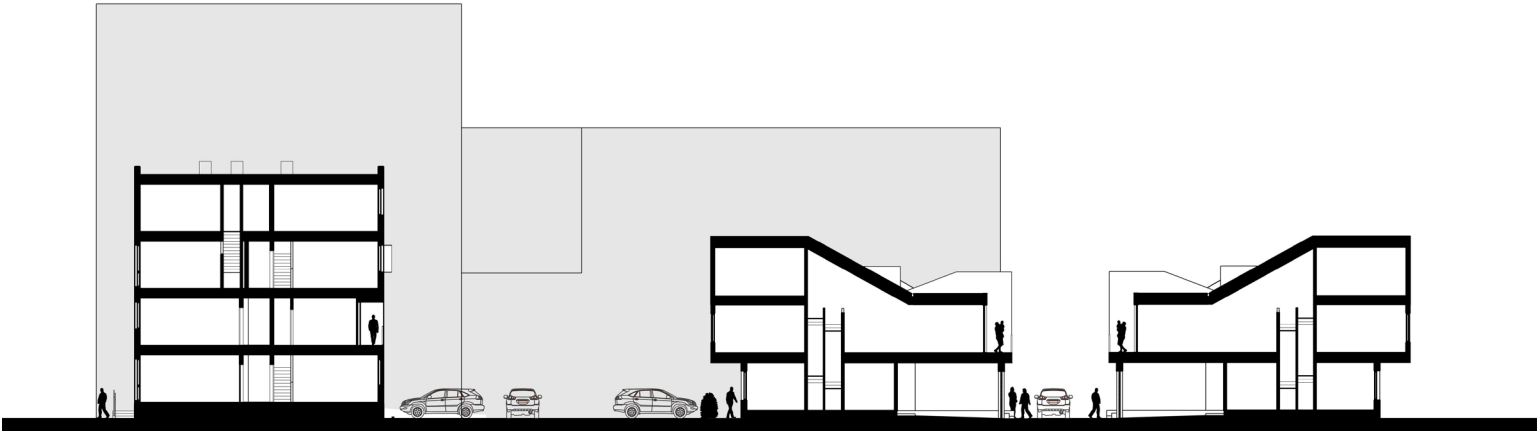




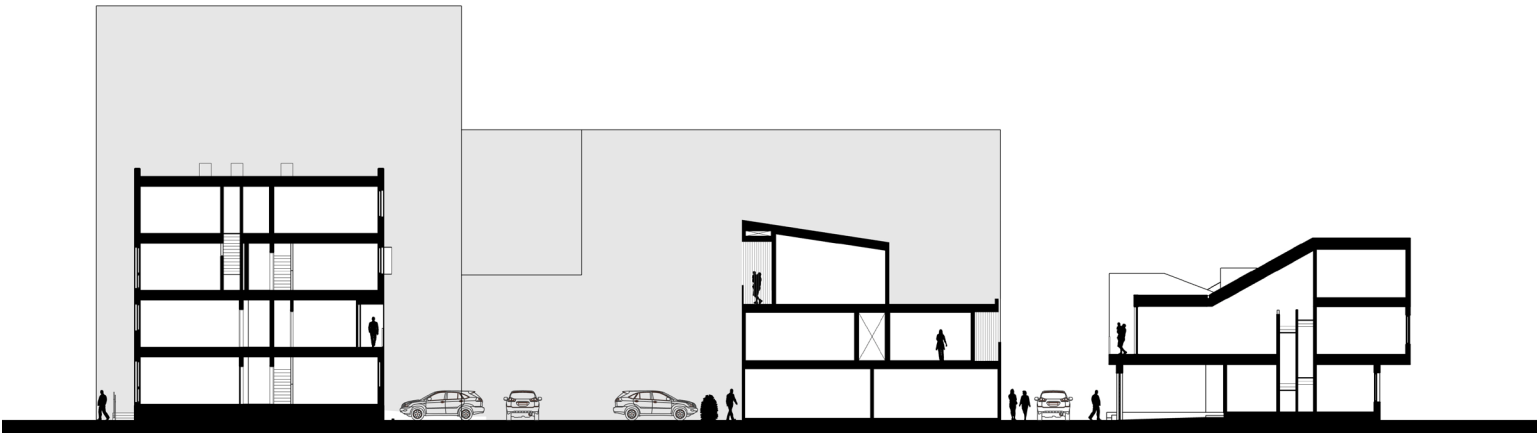
# SITE SECTION

2015 VS 2022

ORIGINAL DESIGN



PROPOSED DESIGN



# BUILDING ELEVATIONS

2015 DESIGN

NORTH ELEVATION (S OF EDMUND)



SOUTH ELEVATION (N OF ALFRED)





# BUILDING ELEVATIONS

2022 PROPOSED DESIGN



**North**

**A-2**

**D-3**

**CH-1**

**A-1**



**South**

**A-1**

**CH-1**

**D-3**

**A-2**

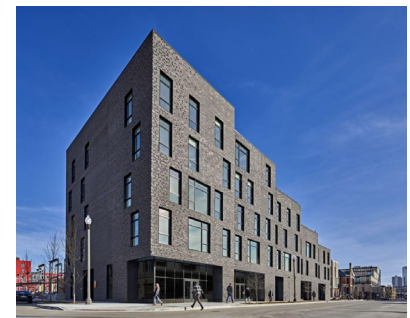
## PHOTOS OF ADJACENT BUILDINGS



**CH-1/  
CH-3**



**A-2**



**A-1**

# SITE PLAN

## 2022 PROPOSED DESIGN

### PROGRAM SUMMARY

STUDIO: 10 UNITS

1 BEDROOM: 9 UNITS

2 BEDROOM: 6 UNITS









# BEDROCK

— DETROIT —