

Brush Park Development Overview

Detroit, MI
City Growth Partners

29 October 2018



DEVELOPMENT SITE

LOTS 1, 2 (3100-3136 BRUSH ST.)
LOTS 5, 6 (420-430 ERSKINE ST.)
LOTS 10,11,13,14 (3137-3101 BEAUBIEN ST.)
LOTS 8,9 (427-437 WATSON ST.)

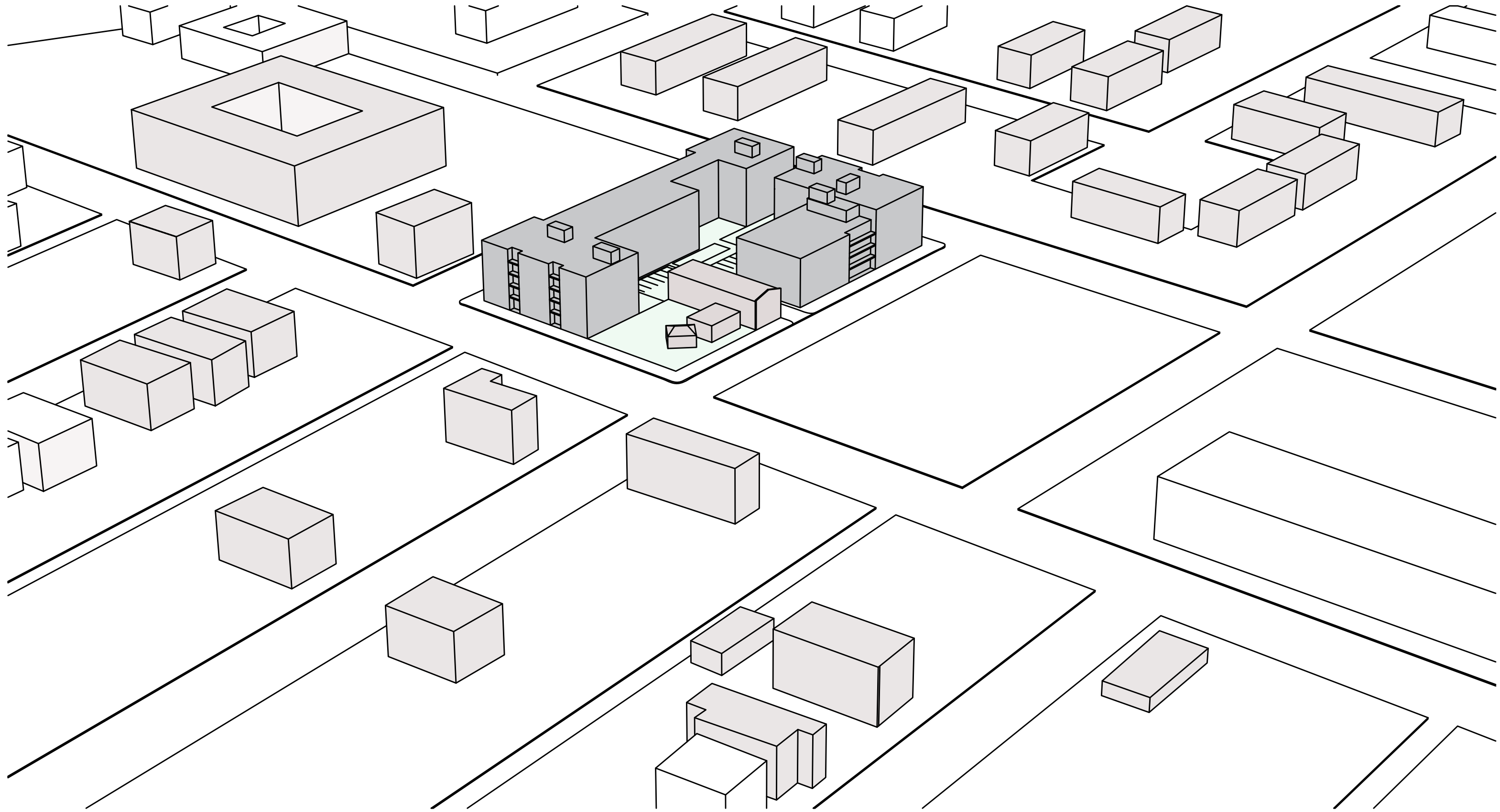
SITE AREA

47,275 SF

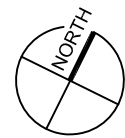
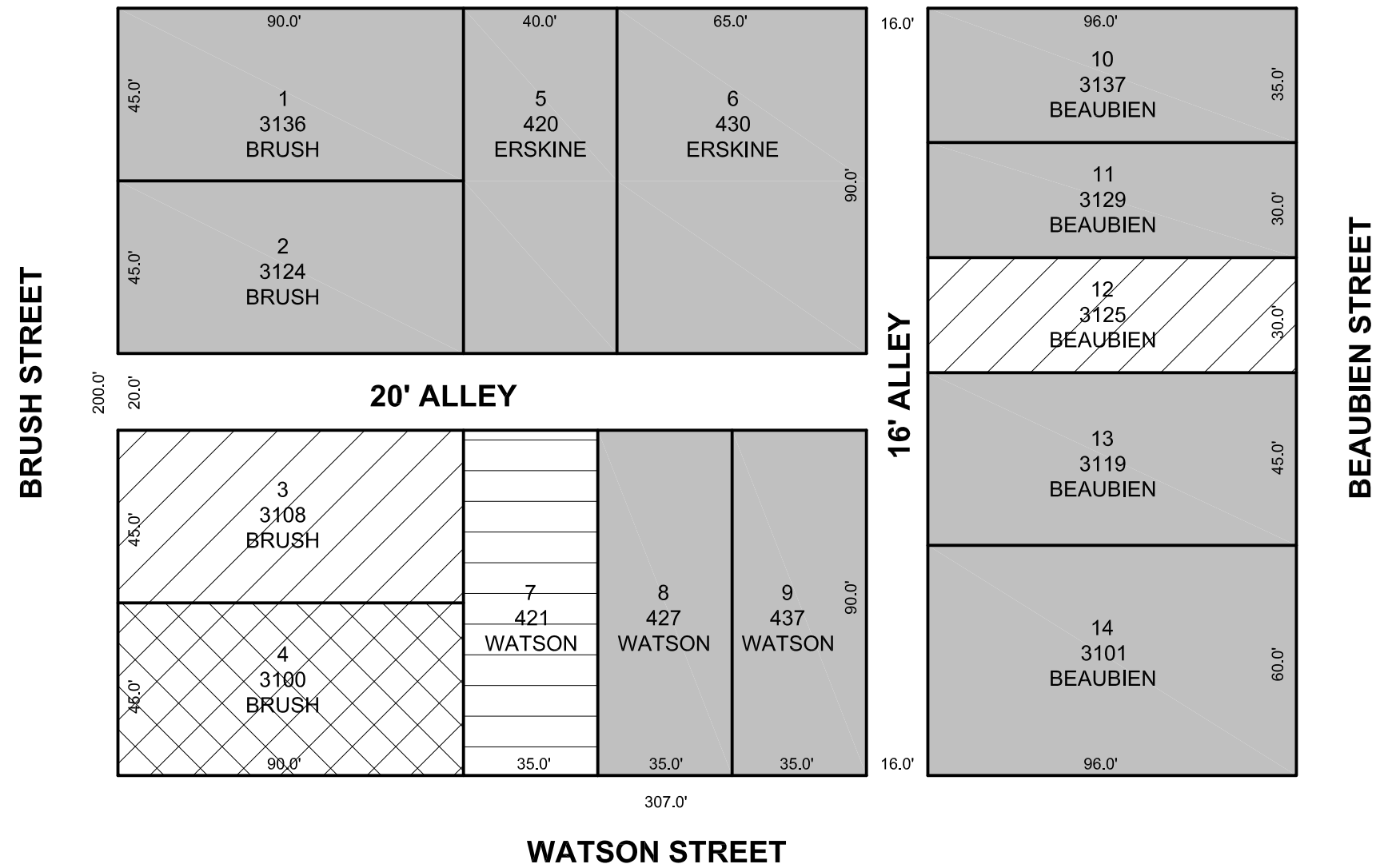
HISTORIC DISTRICT

BRUSH PARK HISTORIC DISTRICT



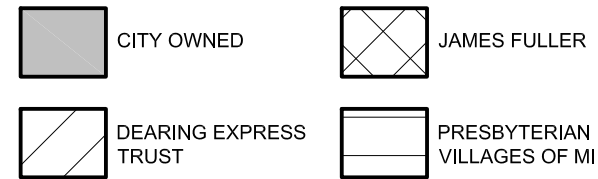


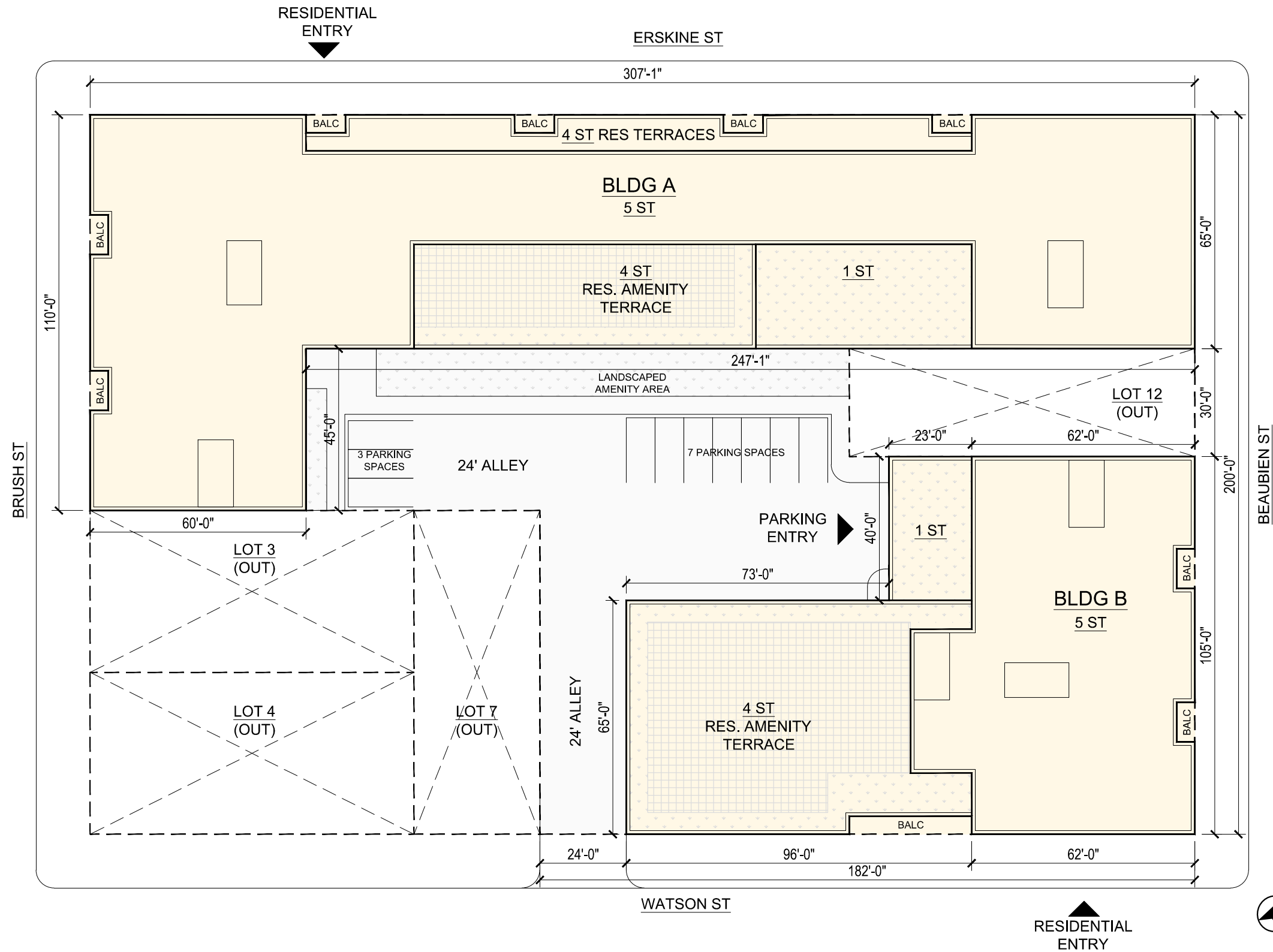
ERSKINE STREET



Block Parcel Plan

SCALE: 1" = 40.0'





DEVELOPMENT SITE

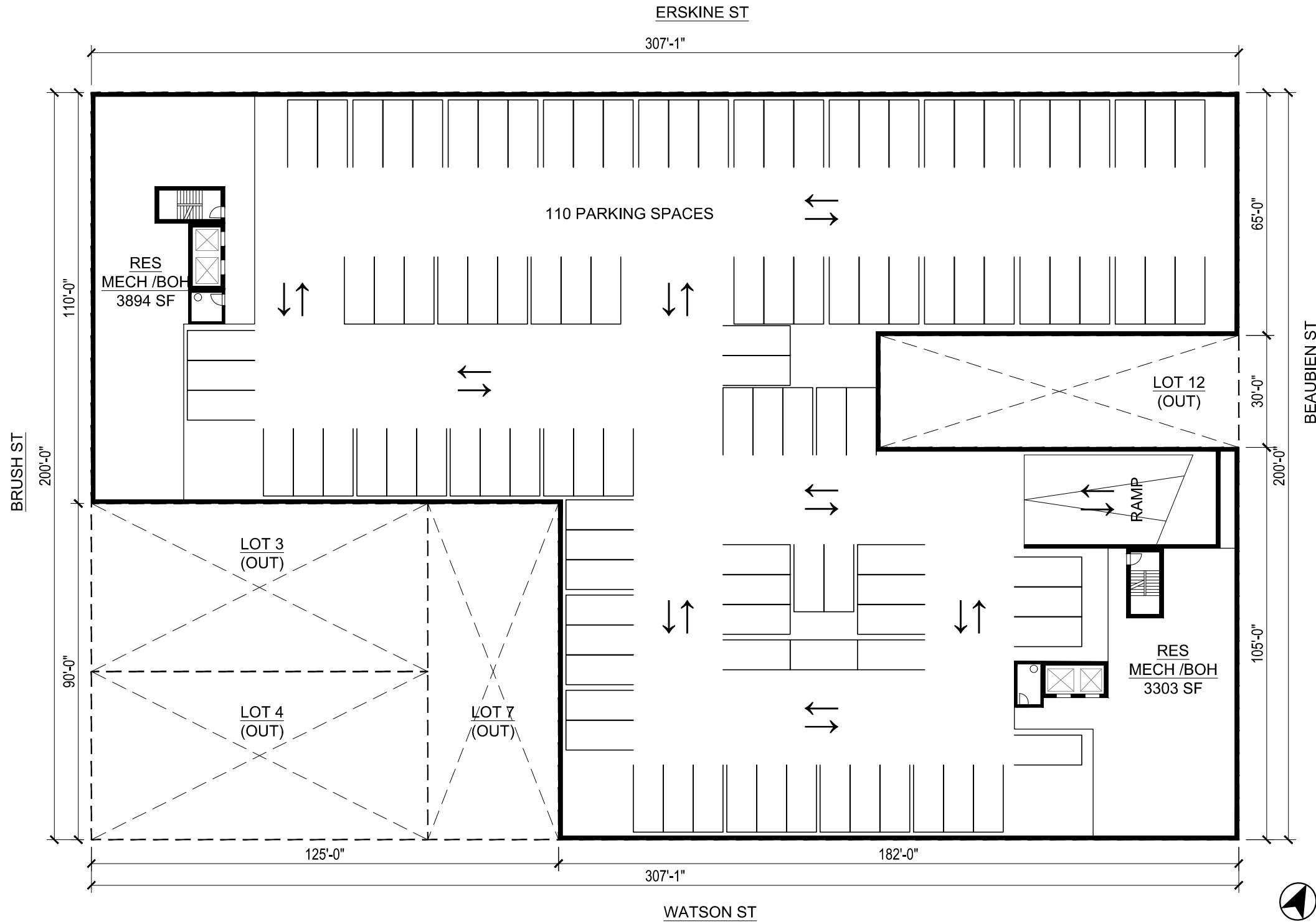
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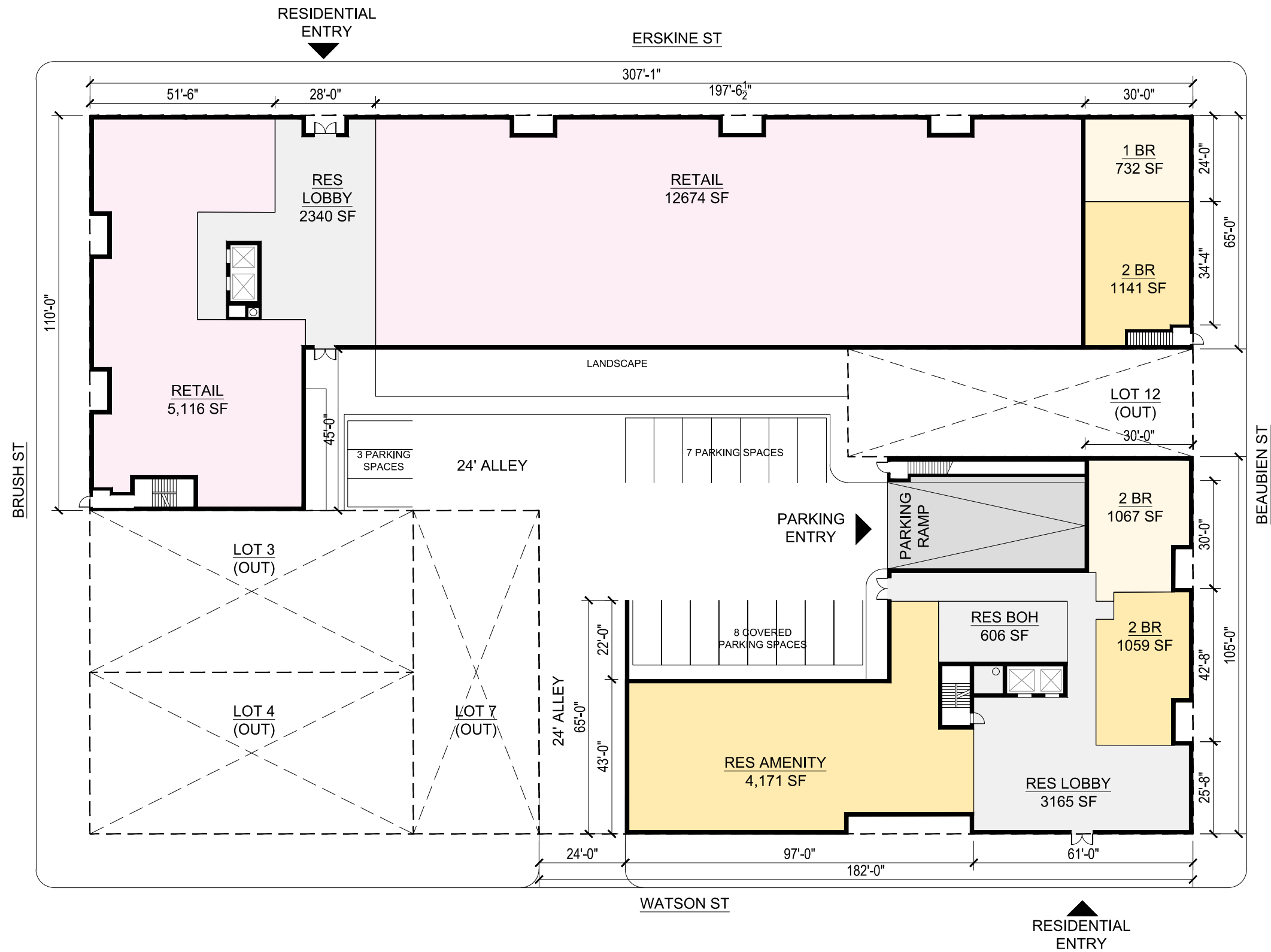
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HISTORIC DISTRICT

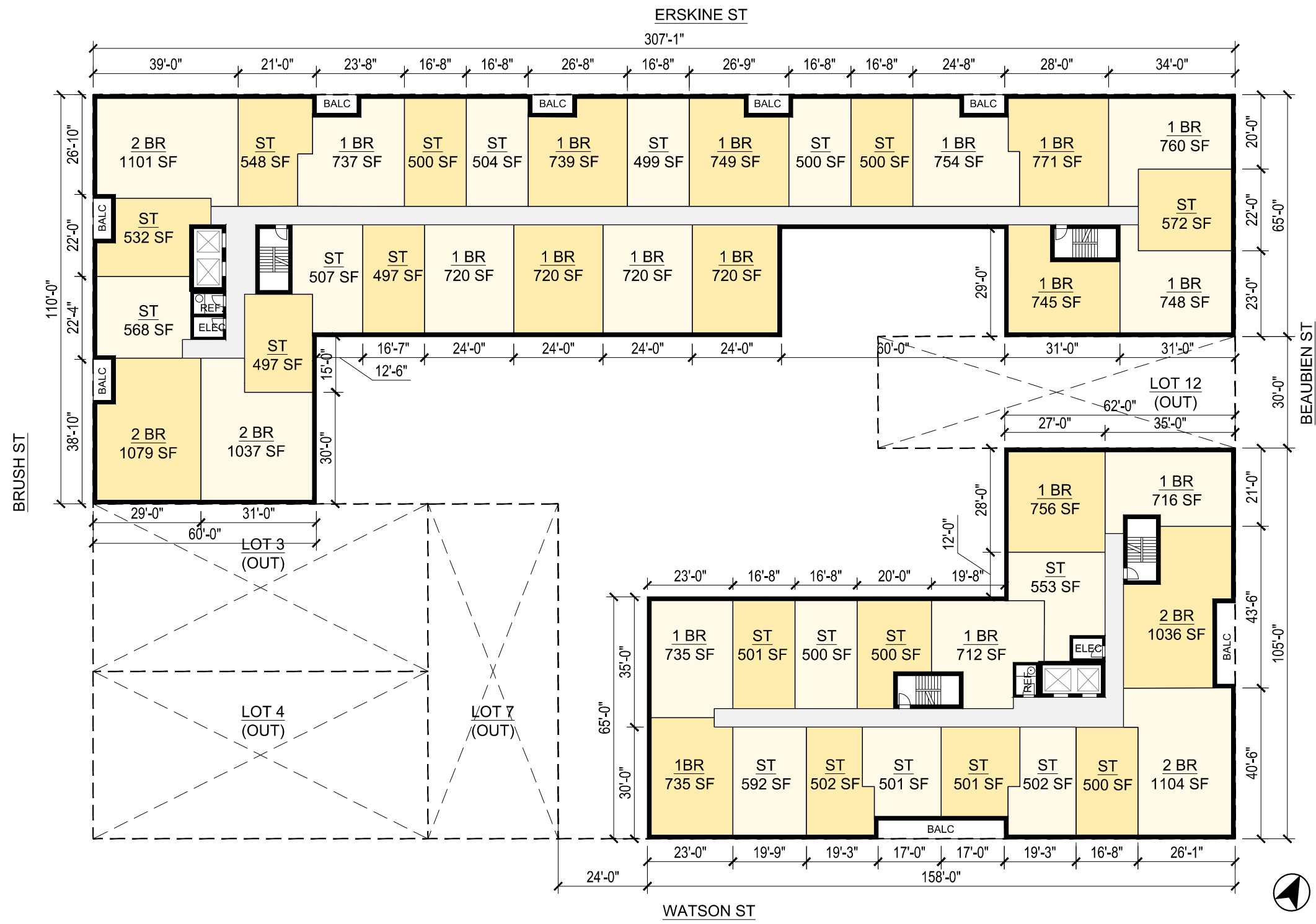
BRUSH PARK HISTORIC DISTRICT





LEGEND

- RETAIL
- RESIDENTIAL
- OUTDOOR SPACE



PROPOSED DEVELOPMENT

RESIDENTIAL AREA: 188,869 GSF
 COMMERCIAL AREA: 14,383 GSF
 TOTAL AREA: 203,252 GSF

AREA CALCULATIONS

	FLOOR AREA (GSF)		
	TOTAL	BLDG A	BLDG B
R	1,000	1,000	1,000
5	25,710	18,955	6,755
4	33,059	20,586	12,473
3	33,059	20,586	12,473
2	33,059	20,586	12,473
1	30,090	20,588	9,502
C	47,275		
TOTAL	203,252	102,301	54,676

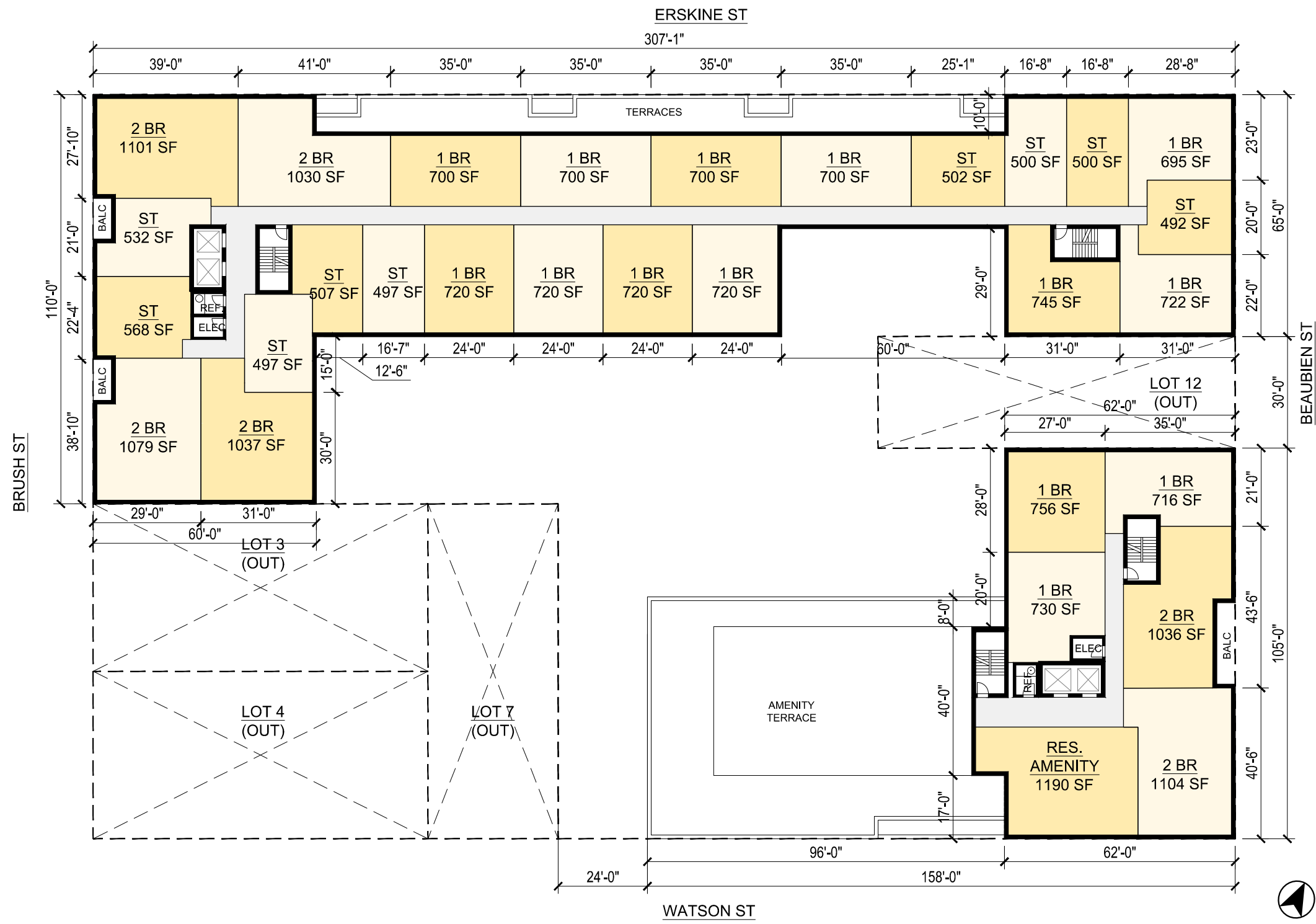
PROPOSED UNIT MIX

TOTAL UNITS FOR BLDGS A & B

STUDIOS 75 (45%)
 1 BR 68 (40%)
 2 BR 25 (15%)
TOTAL 168

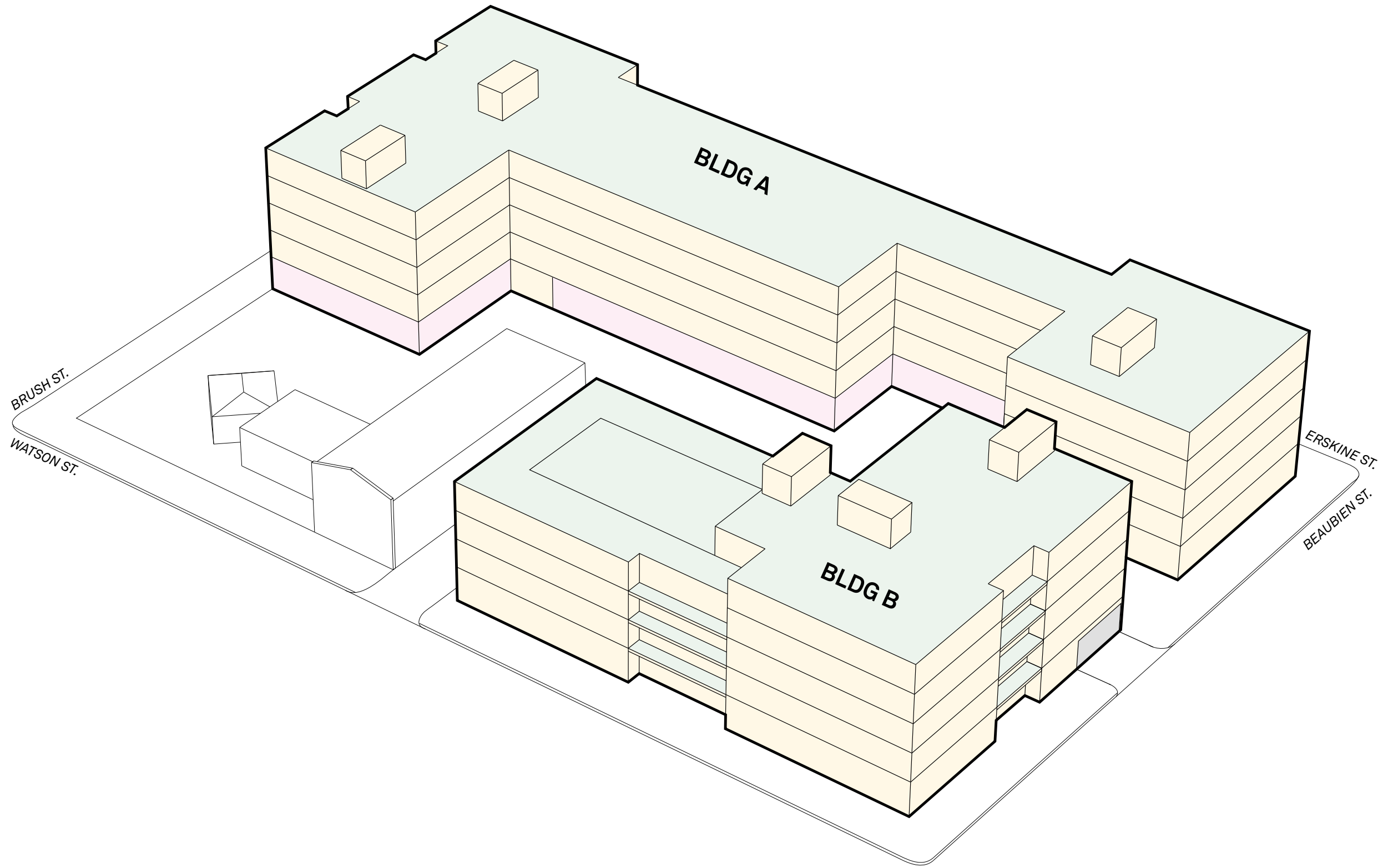
BLOCK A
 FLOOR AREA: 20,586 SF
 CORE AREA: 2,202 SF
 EFFICIENCY: 89%

BLOCK B
 FLOOR AREA: 12,474 SF
 CORE AREA: 1,530 SF
 EFFICIENCY: 87%



BLOCK A
 FLOOR AREA: 18,955 SF
 CORE AREA: 2,214 SF
 EFFICIENCY: 88%

BLOCK B
 FLOOR AREA: 6,755 SF
 CORE AREA: 1,230 SF
 EFFICIENCY: 82%





View of Proposed Development