

SOMA BRUSH PARK MIXED USE

brush park CDC presentation



development in Mid-Town Detroit that will create a landmark gateway to the famed Brush Park neighborhood. Located at bounded by John R Street on the east and Erskine Street to the south, the nearly 7-acre parcel is unique for being held Watson park further south. almost entirely by a single owner. The exceptions are the Bonstelle Theater, owned and operated by nearby Wayne Behind the MSU Detroit Center and the Bonstelle Theater Eliot Street, owned by the University of Michigan.

The Transit Oriented Development will include multifamily residential housing, office space, small and medium scale increasing the vibrancy of the neighborhood. commercial retail shops and a mix of restaurants and cafes. in the existing buildings on the John R side of the project and the cultural and educational programs in the Bonstelle on Woodward Avenue.

initial phase is the reconnection of Eliot Street through functions wrapping the lower level on three and a half the block from John R Street to Woodward Avenue. This sides with the requisite mechanical, electrical and plumbing to vehicular traffic for block parties, street fairs and other the footprint. community events.

SoMA (South of Mack Avenue) is a multi-building phased new buildings among smaller garden spaces, pocket parks the west side of the building, a new publically accessible and linear connections that strengthen neighborhood pedestrian connections. These park spaces provided and the former Red Cross headquarters (itself being entering and exiting the facility. the intersection of Woodward Avenue and Mack Avenue and much needed outdoor recreation areas for residents in the northwest corner of Brush Park as a compliment to John R

State University and the currently landlocked house at 80 there is an existing, substandard public alleyway. The Architecturally the proposed building aspires to a simple and as patrons park here and take public transportation out to the proposed buildings in this development are set further back vital secondary "streets" lined with active commercial uses

> use building on Erskine Street situated between the MSU Detroit Center and the former Red Cross headquarters and multifamily residential apartment building. The proposed

garden will be added between the east side of the building upgraded to Class A office space but not a part of this project.) This green space will connect to the reestablished Eliot Street and frame the University of Michigan's house, a overall site development. As a Transit Oriented Development gem from the "Little Paris" heyday of Brush Park.

honest expression of structure and decoration. The exterior to widen the alleyway from 20 feet to 40 feet, providing is finished in Copper Slag, a recycled byproduct of mining operations. The dark, quiet luster of the stone recalls the character of clinker brick from the turn of the 20th century and subtly references the industrial heritage of the Michigan These uses compliment the office and laboratory functions The first phase of this pivotal development is a 5 story mixed. Territory. On the upper levels, the parking tiers are masked by a linear scrim of vertical rods of recycled plastic lumber in a warm and rich taupe color. They function to activate Theater and the Michigan State University Detroit Center across from The Scott, a recently completed mixed use the facades with texture and shadow and their precise geometry is a counterpoint to the less refined stone faced project replaces an asphalt parking lot. The building is a concrete structural elements. The scrim also will obliquely A key feature of this development that will be built in the multilevel parking deck with office, retail and restaurant mask emmanating light for vehicles inside the building. The soils contaminated during years of light industrial usage. upper parking tiers are naturally ventilated and the single below grade level will be mechanically ventilated with fresh publicly accessible, private road will on occasion be closed functions tucked elegantly on the alley and contained within air pulled from areaways within the fragrant garden. Two glazed stair and elevator towers stand on the west face capping the north and south ends of the activated alley. The structure is planned to accommodate an additional 7. These beacons enhance legibility and wayfinding for visitors buildings and outdoor spaces that will be an asset to the The development aims to restore degraded portions of the levels of multifamily housing to be built on top in a subsequent to the district and provide visual transparency that supports urban fabric and enhances the public realm by balancing phase. In addition to the enhanced and activated alley on pedestrian safety and orientation. Additionally, they direct

visitors down into the alley, further strengthening its active role while safely keeping people away from the vehicles

Sustainability is a strong component of this project and the located adjacent to the new QLine and existing Smartbus route, the facility will ease neighborhood street congestion nearby sports, entertainment and cultural venues. Bicycle Parking and Bike Share rentals are planned in the facility. Electric Vehicle charging stations, along with preferred parking for them and other alternative fuel vehicles are included. The garden spaces will feature plants that support the habitat of native wildlife while reducing stormwater demands on the public infrastructure. All new lighting fixtures are energy efficient, LED sources designated as Dark Sky compliant to limit light pollution and disruption to adjacent residential neighbors. Furthermore, site is a designated Brownfield and the proposed development will remediate

Brush Park is a neighborhood in transition. This project continues the positive activity on other sites to restore the district, to "connect the dots" so to say, and invigorate it with vibrant, humane, walkable and ecologically sensitive community for years to come.

Key Project Goals

- **Restore** gaps in the urban and cultural fabric
- Activate the street with pedestrian and commercial vibrancv
- Balance building mass and garden space
- Serve the community with Privately Owned Public Spaces for daily activities and special events







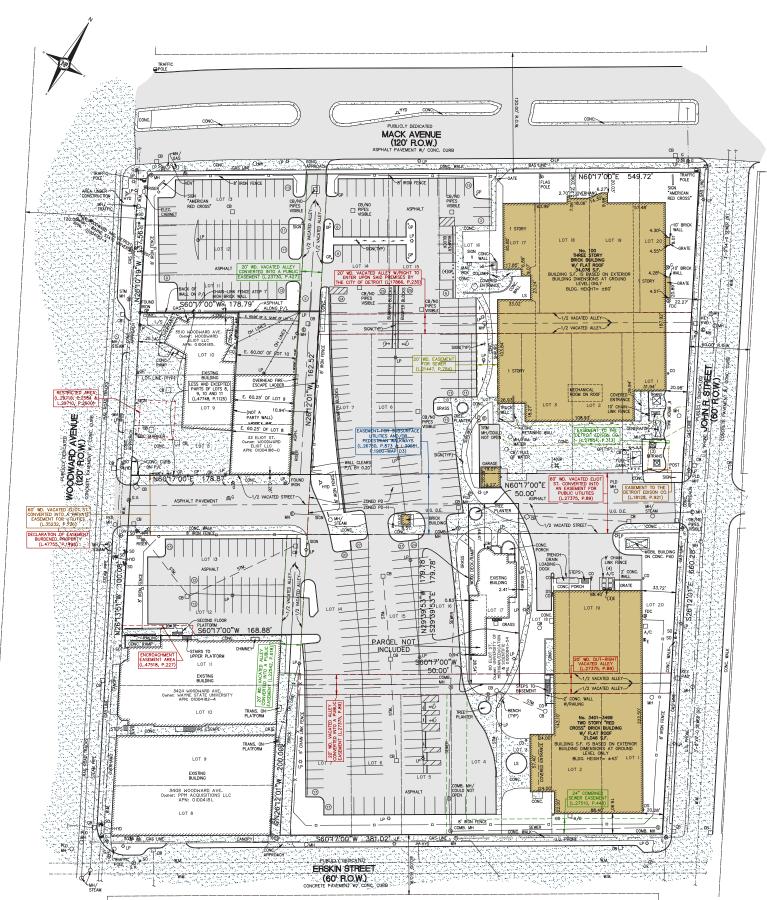














Land Situated in the State of Michigan, County of Wayne, City of Detroit, described as:

Lots 1 through 7 inclusive, and Lots 14 through 20 inclusive, and one-half of the vacated alleys adjacent to said lots, and 1/2 of vacated Eliot Street, Block 13, BRUSH'S SUBDIVISION of part of Park Lots 17, 18, 19, 20 and 21, and part of Brush Farm adjoining, as recorded in Liber 8, Page 12 of Plats, Wayne County Records.

Lots 8 through 13 inclusive, except Woodward Avenue as widened, and one—half of the vacated alleys adjacent to said lots, and one—half of the vacated Eliot Street adjacent to Lot 8, Block 13, BRUSH SUBDIVISION of part of Park Lots 17, 18, 19, 20 and 21, as recorded in Liber 1, Page 286 of Plats, Wayne County Records.

Lots 1 through 7 inclusive, Lots 14 through 16 inclusive, Lots 18 through 20 inclusive, an one—half of the vacated alleys, and 1/2 of vacated Eliot Street adjacent to said lots, Ble BRUSH'S SUBDINSION of part of Park Lots 17, 18, 19, 20 and 21, and part of Brush Farr adjoining, as recorded in Liber 8, Page 12 of Plats, Wayne County Records.

Lots 12 and 13, except Woodward Avenue as widened, and one-half of the vacated adjacent to said lots, and one-half of the vacated Eliot Street adjacent to Lot 13, BRUSH SUBDIVISION of part of Park Lots 17, 18, 19, 20 and 21, as recorded in Liber 286 of Plats, Wayne County Records.

LESS AND EXCEPT that portion of property conveyed to Woodward Eliot, LLC, a Michigan limited liability company from The American National Red Cross, a not-for-profit corporation (a/k/a American National Red Cross) by Covenant Deed dated February 26, 2009 and recorded March 09, 2009 in Deed Book 47746, Page 1125.

Tax Parcel Nos. 01000804, 01000805, 01004186, 01004187, 01004188, 0100088328

Subject to:

- 3. Easements, or claims of easements, not shown by the public records.

8. Terms and conditions contained in Modified Development Plan as disclosed by instrument recorded in Deed Book 29551, Page 1900 and Resolution as disclosed by instrument recorded in Deed Book 49555, Page 2900.

[Liber 29551, page 1900 — Building setback restrictions described in solid documents: "20" from street R.O.W. & 10" minimum from the adjoining parcel line", Not plotted hereon. Public R.O.W. to be converted to easement is shown on survey. Described in soil document: "10" from street R.O.W. & 5" minimum from the adjoining parcel line, except where common use or ownership conditions of adjoinent parcels permit harmonious development with lesser or no setback as determined by the City of Detroit". Not plotted hereon].

9. Terms, provisions, covenants, conditions, restrictions, reservations, easements, charges, assessments and liens provided in a Deed or Covenants, Conditions and Restrictions recorded in Deed Book 20737, Page 585, but omitting any covenants or restrictions, if any, based upon race, color, religion, sox, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of incorne, as set forth in opplicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable low. [Said document does not describe any plottable learnents or restrictions.]

10. Corrective Action Notice to Register of Deeds and the terms, conditions, and provisions therein, as recorded in Deed Book 29710, Page 2584. [Restricted area as described in solid document is plotted hereon].

11. Terms, provisions, coverants, conditions, restrictions, reservations, accentents, charges casesaments and lines provided in a Dised or Coverionts, Conditions and Restrictions recorded in Deed Blook 29710, Page 2600, but omitting any coverants or restrictions, if any, based upon race, color, religion, sex, secural orientation, formillal status, martial status, dissoliity, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said coverant or restriction is permitted by applicable law. (Restricted area as described in said document is plotted hereon].

12. Resolutions and the terms, conditions, and provisions therein, as recorded in Deed Book 17666, Page 320; Deed Book 2274, Page 616; Deed Book 2735, Page 427; Deed Book 27375, Page 68 and Deed Book 3232, Page 726. [As shown on survey].

13. Reservation of easements in the vacated alleys and street as evidenced of record by Resolutions recorded in Deed Book 17866, Page 230; Deed Book 22542, Page 618; Deed Book 23730, Page 427; Deed Book 27375, Page 89 and Deed Book 35232, Page 726. [Same as Exception 12—As shown on survey].

14. Board of Zoning Appeals Decision and Orders and the terms, conditions, and provisions therein, as recorded in Deed Book 17635, Page 791; Deed Book 20737, Page 337; Deed Book 20811, Page 875 and Deed Book 21433, Page 690. [Said documents do not describe any

15. Lis Pendens for demolition of building and the terms, conditions, and provisions therein, as recorded in Deed Book 20032, Page 308; Deed Book 21175, Page 328; Deed Book 23161, Page 868; Deed Book 23161, Page 944 and Deed Book 24502, Page 792. [Said documents do not describe any plottable easements or restrictions].

16. Affidavit of Historic Designation Restrictions and the terms, conditions, and provisions therein, as recorded in Deed Book 20892, Page 87 and in Deed Book 21244, Page 336. [Said documents do not describe any plottable easements or restrictions].

17. Oli, gas, mineral and aboriginal antiquities reserved by the State of Michigan along with terms, conditions and provisions contained in deed recorded in Deed Book 25607, Page 506 and in Deed Book 20457, Page 603. [Right to enter upon solid lands. Not a plottable exception].

18. Easement to The Detroit Edison Company for public utilities recorded in Deed Book 18128, Page 921 and in Deed Book 27804, Page 313. [Said easements are plotted hereon].

19. Agreement and Grant of Easement for water mains and sewers to the City of Detroit and the terms, conditions, and provisions therein, as recorded in Deed Book 27510, Page 448 and in Deed Book 21417, Page 784, [Said easements are plotted hereon]. Transfer Agreement and the terms, conditions, and provisions therein, as recorded in Deed Book 26230, Page 699. [Not a plottable exception].

21. Ordinances and the terms, conditions, and provisions therein, as recorded in Deed Book 28750, Page 873 and in Deed Book 29551, Page 1901. [Public R.O.W. to be converted to easement is shown on survey, Building setbook restrictions described in said documents: "20" from street R.O.W. & 10" minimum from the adjoining parcel line". Not plotted herean].

22. Agreement to Purchase and Develop Land and the terms, conditions, and provisions therein, as recorded in Deed Book 26936, Page 174. [Not a plottable exception].

23. Terms, provisions, covenants, conditions, restrictions, reservations, essements, charges, assessments and liens provided in a Deed or Covenants, Conditions and Restrictions recorded in Deed Book 20/38, Page 68 and Deed Book 20/378, Page 685, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handiage, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

[Said documents do not describe any plottable easements or restrictions].

24. Loss due to lack of recorded instruments granting legal right of ingress and egress to and from Lot 17, Black 10, Brush's Subdivision, as recorded in Deed Book 8, Page 12 of Plats, title being vested in University of Michigan.

25. Bonstelle Theatre ADA Access Ramp Encroachment Easement Agreement dated 12/20/2007, by and between The American National Red Cross, a not-for-profit federal corporation and The Board of Governors of Wayne State University, recorded on 10/16/2008 in Deed Book 47518, Page 227. [Said easement is plotted hereon].

26. Bonstelle Theatre American Red Cross Parking Lot Utilization Authorization Agreement dated 12/20/2007, by and between The American National Red Cross, a not-for-profit federal corporation and The Board of Governors of Wayne State University, recorded on 10/16/2008 in Deed Book 47518, Page 238; First Amendment to Bonstelle Theatre American Red Cross Parking Lot Utilization Authorization Agreement, dated 20/24/2009 and recorded 30/80/2009 in Deed Book 47748, Page 1114. [Agreement for short-term parking on subject property, Not a plottable

Easement Agreement in favor of Woodward Ellot, LLC, a Michigan limited liability company set forth in instrument, dated 02/27/2009 and recorded 03/13/2009 in Deed Book 47755, Page 1498. (As shown on survey).

All exceptions shown or noted on this survey were obtained from Title Commitment No. 18339854, with an effective date of 10-21-2015, issued by Fidelity National Title Insurance Company.



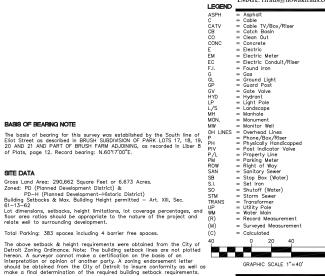




NOWAK & FRAUS

ENGINEERS 46777 WOODWARD AVENUE

TEL. (248) 332-7931 FAX. (248) 332-8257 EMAIL: rfraus@nowakfraus.c



GRAPHIC SCALE 1"=40"

RED CROSS DETROIT

No. 100 Mack Avenue

Part of Block 10 & 13 of

Brush's Sub. of part of Park Lots 17, 18, 19, 20

& 21 & Part of Brush Farm Adjoining

City of Detroit, Wayne County, MI

ALTA/ACSM

Land Title Survey

& 3401-3499 John R

ELOOD HAZARD NOTE

BASIS OF BEARING NOTE

The Property described on this survey does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency, the property lies within Zone X of the Flood Insurance Rate Map identified as Map No. 26163C0285E bearing an effective date of 2-2-2012.

Total Parking: 383 spaces including 4 barrier free spaces.

CEMETERY NOTE

There was no observable evidence of cemeteries or burial grounds within the subject property.

All utilities are underground unless otherwise noted.

There was no observable evidence of current earth moving work, building construction or building additions.

There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.

There was no observable evidence of recent street or sidewalk construction

SURVEYOR'S CERTIFICATION

C & J 1031 Properties, LLC, a Michigan limited liability company The American National Red Cross, a nonprofit corporation, a Federally chartered instrumentality of the United States, and a body corporate and politic under the lows of the United States (35 U.S.C. §§ 3001017300111 (2007)), who acquired title and is also known of record as American National Red Cross, American National Red Cross, a non profit corporation, The American National Red Cross, Southeastern Michigan Chapter of the American National Red Cross, Southeastern Michigan Chapter of the American National Red Cross, Southeastern Michigan Blood Service Region, c not-for-profit under the lows of the United States Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSU Jond Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 6(b), 7(b) X(c), 8, 9, 11(a), 13, 16, 17 & 18 of Toble A thereof:

Kevin Navaroli, P.S. No 53503 Dated: 12-03-2015



DMC K.N./R.FRAUS

rfraus@nfe-engr.com December 03, 2015 1"=40'

















- 1. EXISTING GROCERY STORE (OFF SITE)
- 2. EXISTING MASONIC LODGE (OFF SITE)
- 3. EXISTING MULTIFAMILY RESIDENTIAL (OFF SITE)
- 4. EXISTING BONSTELLE THEATER (OWNED BY WAYNE STATE UNIVERSITY)
- EXISTING HOUSE (OWNED BY UNIVERSITY OF MICHIGAN)
- 6. EXISTING M.S.U. DETROIT CENTER
- 7. EXISTING OFFICE BUILDING
- 3. PROPOSED 5 STORY BUILDING
 PARKING DECK WITH GROUND
 FLOOR OFFICE & RETAIL WITH
 FUTURE 7 STORY RESIDENTIAL
 ABOVE
 (12 STORIES TOTAL)
- P. FUTURE 5 STORY BUILDING PARKING DECK WITH GROUND
 FLOOR OFFICE & RETAIL WITH
 FUTURE 7 STORY RESIDENTIAL
 ABOVE
 (12 STORIES TOTAL)
- 10. FUTURE BUILDING -RESIDENTIAL OVER OFFICE AND RETAIL (8 STORIES)
- 11. FUTURE BUILDING -RESIDENTIAL OVER OFFICE AND RETAIL (12 STORIES)
- 12. PUBLICLY ACCESSIBLE GARDEN
- 13. ACTIVATED ALLEY
- 14. RECONNECTED ELIOT STREET

























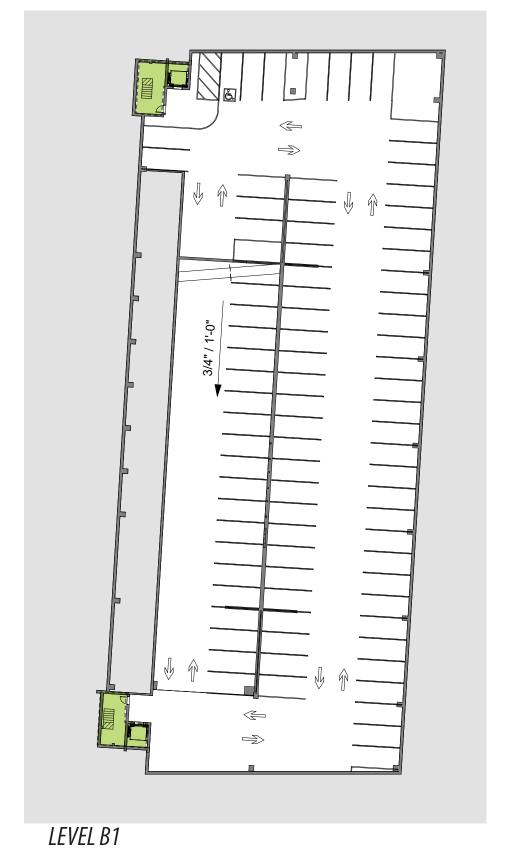


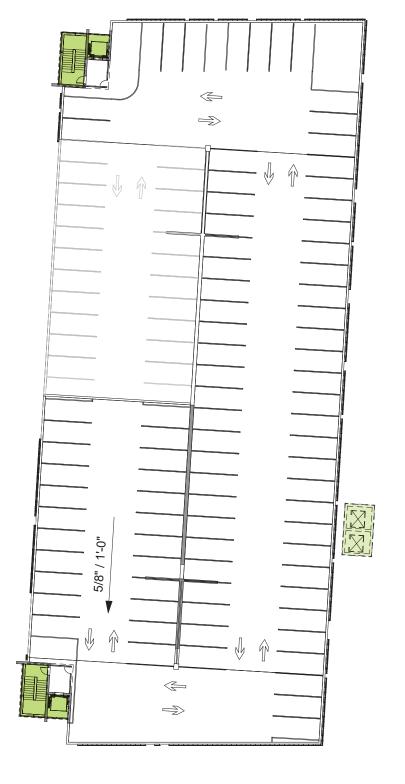


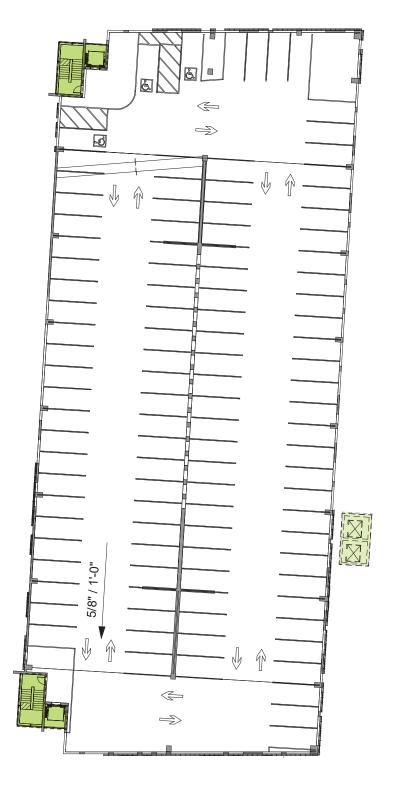












LEVEL 5

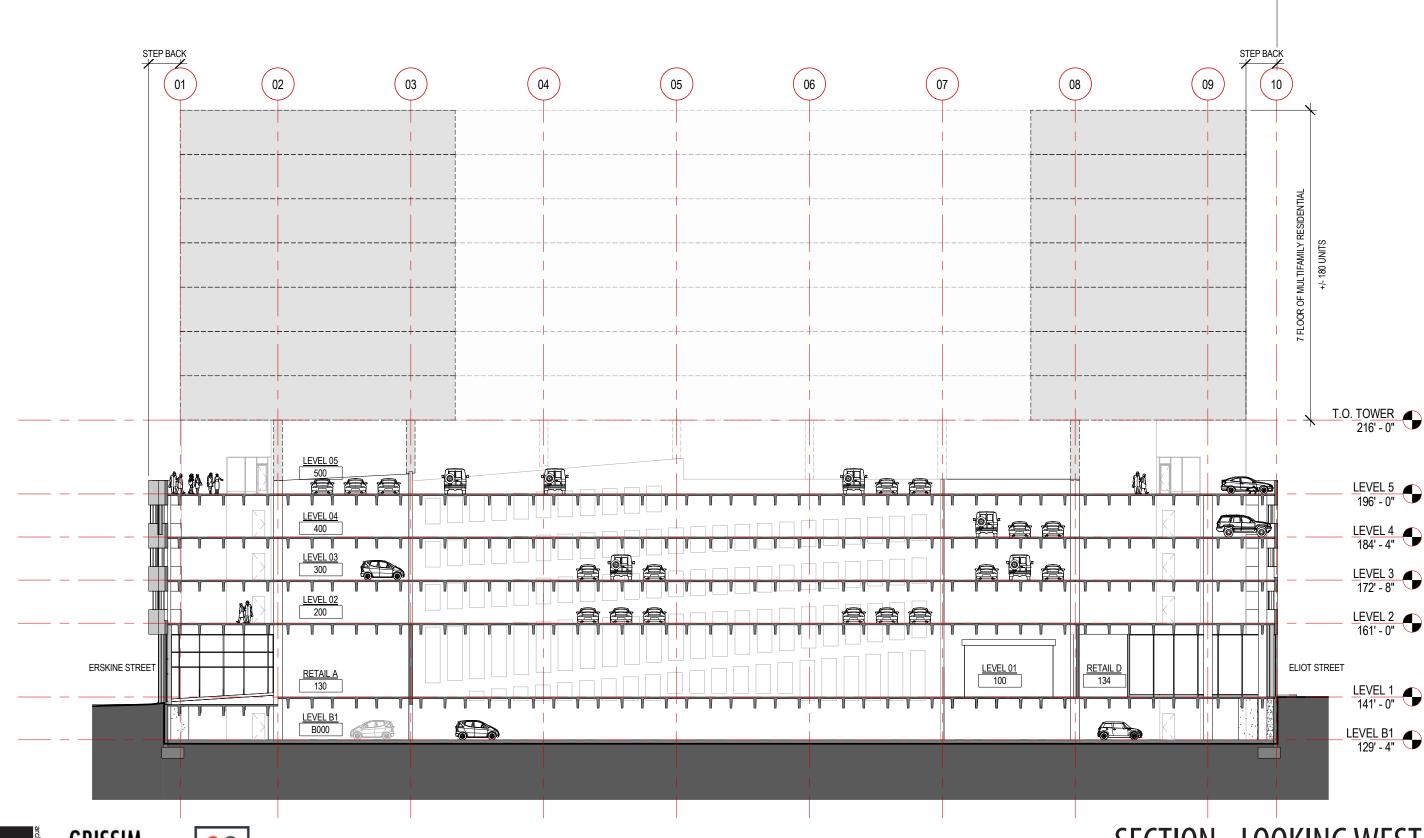
LEVEL 3-4



TYPICAL PLANS















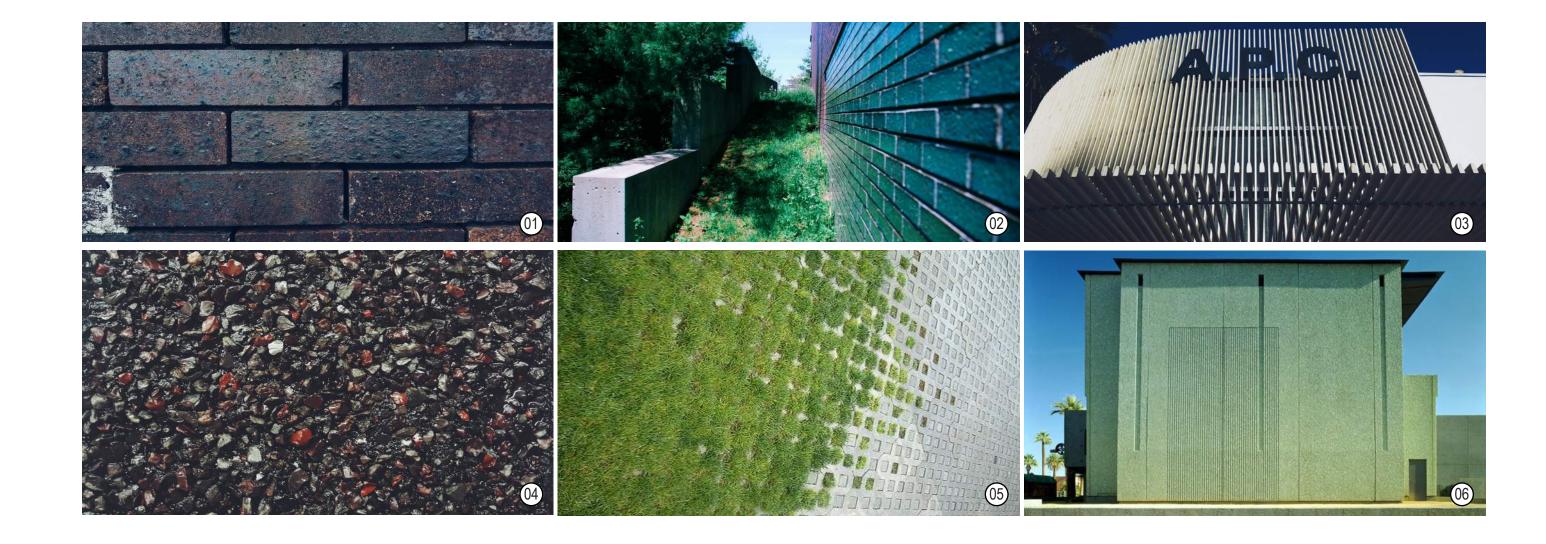
- COLORED CONCRETE PAVING
 CONCRETE SIDEWALK
 SPECIAL PAVING
 WATER FEATURE
 CUSTOM SEATING
 LOW PLANTINGS
 LOW HEDGE
 SCREEN HEDGE
 LIGHT POLES
 SHADE TREES (VARIOUS SIZES)
 STREETSCAPE SHADE TREES (MATCHED)
 PARKING DECK VENTILATION
 IDENTITY ICON / SCULPTURE
 EXISTING TREES TO REMAIN
 OVERHEAD LIGHTING FEATURE
 UPRIGHT SHADE TREES WITH PLANTER SEATING
 CONCRETE CURB
 SCREEN FENCING
 LAWN







- TURN OF THE CENTURY "CLINKER" MASONRY
 GLAZED MASONRY DETAIL
 LINEAR SCREEN
 COPPER SLAG
 POROUS PAVING MERGES WITH LANDSCAPING
 PATTERN AND DETAIL WITH PRECAST CONSTRUCTION

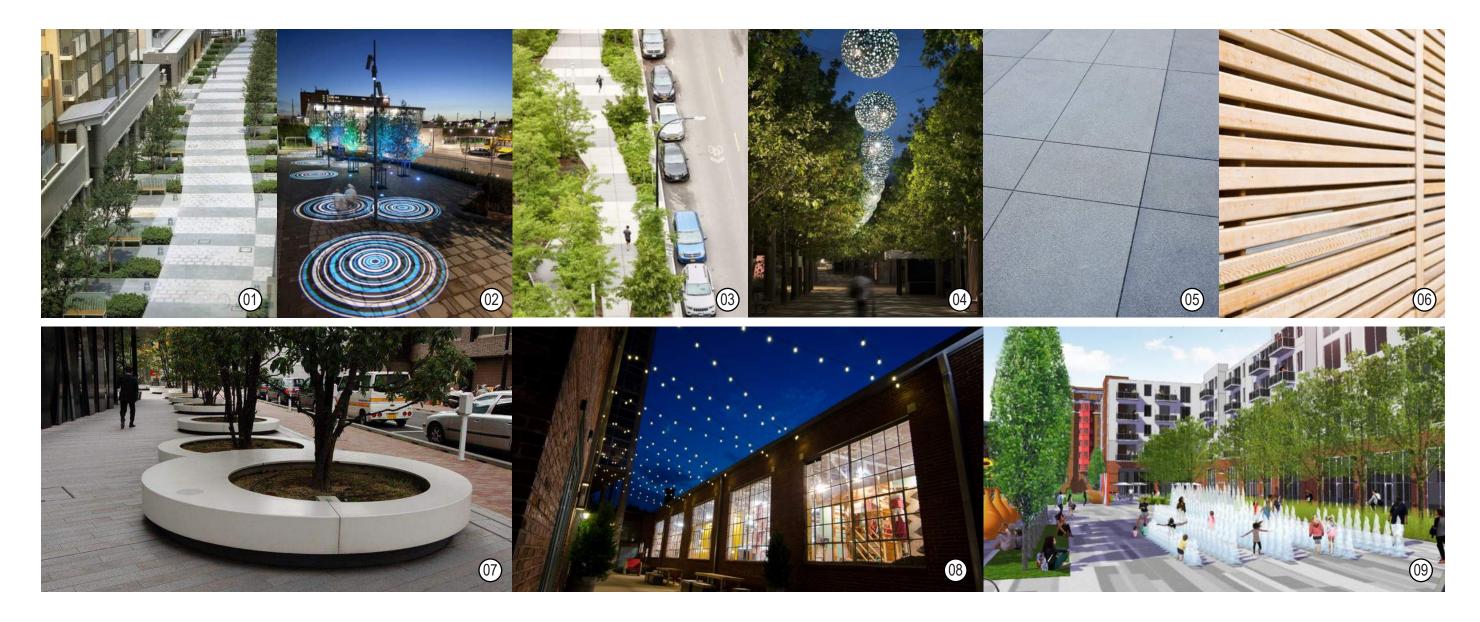








- CURVED STREET CALMS TRAFFICE
 CUSTOM LIGHTING EFFECTS IDENTIFYING DISTRICT
 COLORED PAVING
 OVERSCALED FEATURE LIGHTING
 SAW CUT CONCRETE JOINTS
 LINEAR SCREEN FENCES REFERENCE BUILDING FAÇADE
 GEOMETRIC PLANTER BENCHES
 OVERHEAD LIGHTING FOR ELIOT STREET AND ALLEY CONNECTION
 IN-GRADE FOUNTAINS

































































PHASE ONE BUILDING

- 5 LEVELS ABOVE GRADE / 1 LEVEL BELOW GRADE
- +/- 500 AUTOMOBILE PARKING STALLS
- BICYCLE PARKING / ELECTRIC VEHICLE CHARGING / PRIORITY PARKING FOR E.V. AND ALTERNATIVE FUELS
- 3 TO 4 COMMERCIAL SPACES (OFFICES, RESTAURANT, CAFÉ, SPECIALTY SHOPS, ETC.)

SITE AMENITIES

- ACTIVATED ALLEY WITH RETAIL SHOPS AND PEDESTRIAN CIRCULATION ACCESS (STAIRS AND ELEVATOR) RESTORED ELIOT STREET CONNECTING WOODWARD AVENUE TO JOHN R STREET
- NEW LANDSCAPING AND RECREATION SPACE BETWEEN EXISTING OFFICE, HISTORIC HOME AND PROPOSED PARKING DECK

PRIMARY EXTERIOR MATERIALS

- COPPER SLAG PEBBLE FACING ON PRECAST CONCRETE STRUCTURAL COLUMNS, BEAMS AND SPANDRELS
- SANDBLASTED CONCRETE STAIR AND ELEVATOR TOWERS
- RECYCLED PLASTIC LUMBER SCREENS
- CLEAR GLASS
- **ALUMINUM CURTAIN WALLS**
- PRECAST CONCRETE PAVING
- DARK SKY COMPLIANT L.E.D. LIGHTING (MINIMIZES LIGHT POLLUTION)

ZONING

- PD and PD-H ZONES
- MASTERPLAN AND PROPOSED PROJECT CONFORM TO FORTHCOMING FORM BASED ZONING CODE
- REVIEW PROCESS DETROIT PLANNING AND DEVELOPMENT, DETROIT HISTORICAL COMMISSION, BRUSH PARK CDC AND DETROIT CITY COUNCIL







STRUCTURE

TEXTURE

CONTRAST







PROJECT DATA