



# BRUSH PARK A+B

**BEDROCK**

BRUSH PARK DEVELOPMENT COMPANY COMMUNITY PRESENTATION  
10 NOVEMBER 2015



# BRUSH PARK A+B

## COMMUNITY PRESENTATION AGENDA

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### **PROJECT UPDATE.** 5 MINUTES.

- Sales Center
- 205 Alfred
- 3 Historic Homes
- Project Website
- Academic Competition
- Environmental Testing
- Site Work to Begin in Spring 2016

### **FORM BASED GUIDELINES + ARCHITECTS.** 35 MINUTES.

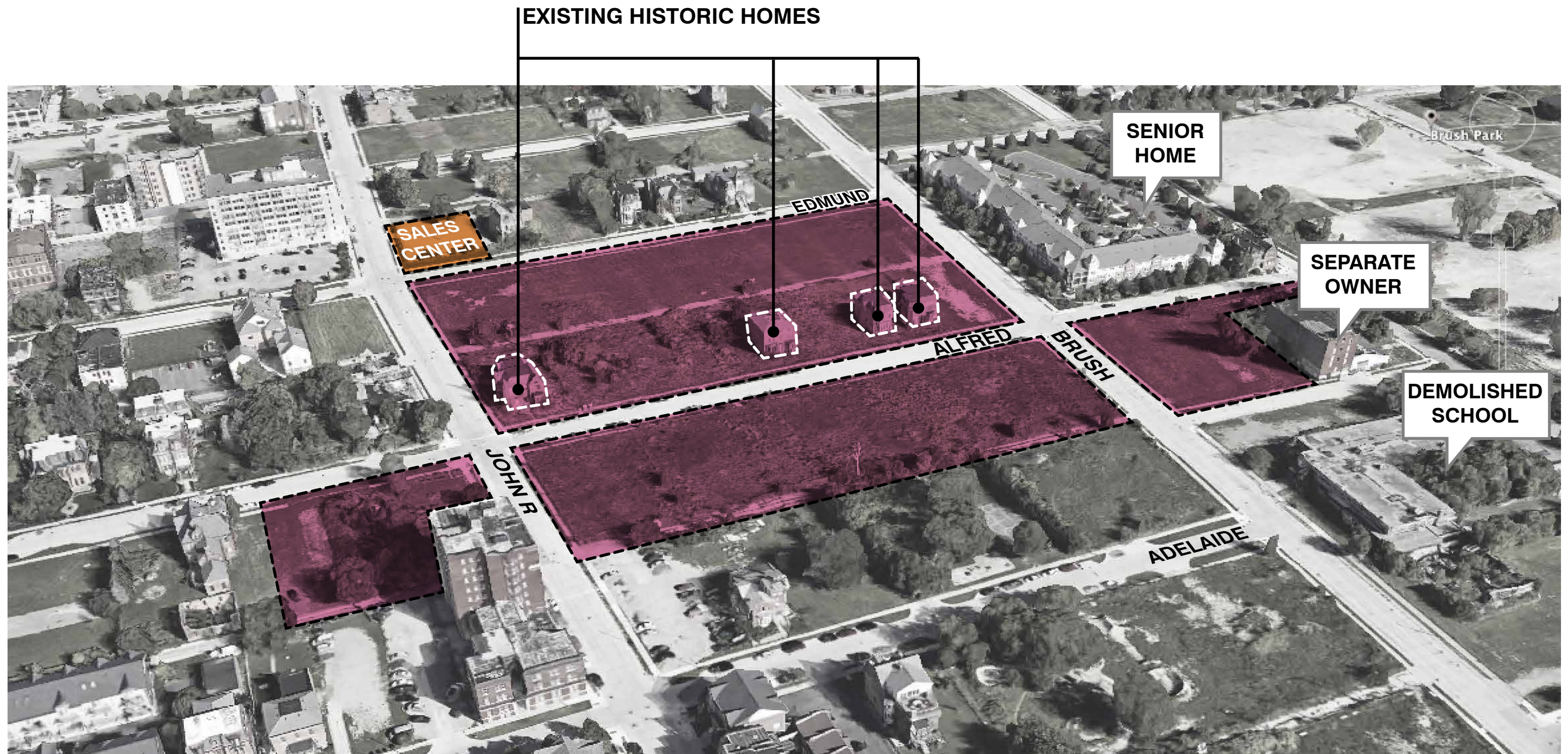
- Introduction and explanation of Guidelines
- Typologies + Architect
  - Historic Homes
  - Townhouses
  - Duplexes
  - Carriage Homes
  - Apartments (A-3)
  - X-1
- Next Steps

### **Q+A.** 5 MINUTES.



# BRUSH PARK A+B

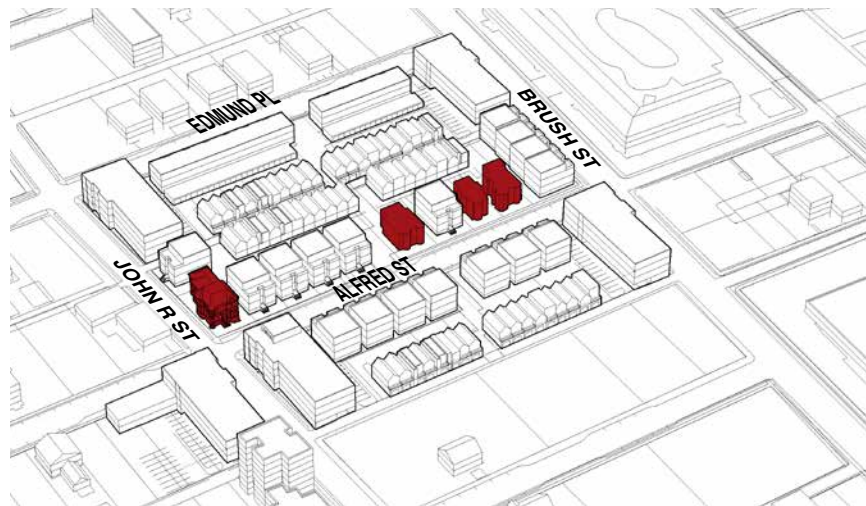
## SALES CENTER





# BRUSH PARK A+B

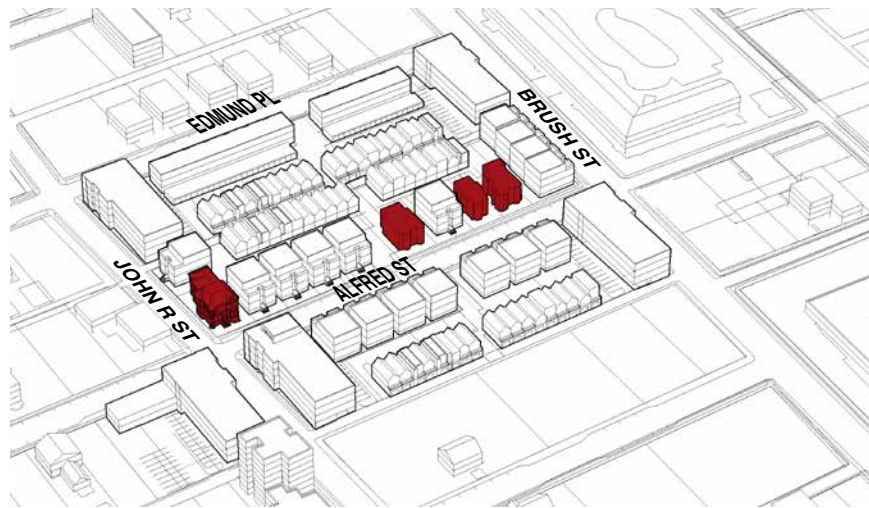
## THE RANSOM GILLIS HOUSE





# BRUSH PARK A+B

## 3 HISTORIC HOMES





# A NEW URBAN EXPERIENCE

[WWW.BRUSHPARKDETROIT.COM](http://WWW.BRUSHPARKDETROIT.COM)



# BRUSH PARK A+B STUDENT COMPETITION

## PARTICIPANTS

**40** LAWRENCE TECH UNIVERSITY  
UNIVERSITY OF DETROIT  
**STUDENTS** ILLINOIS INSTITUTE OF TECH

## AWARDS

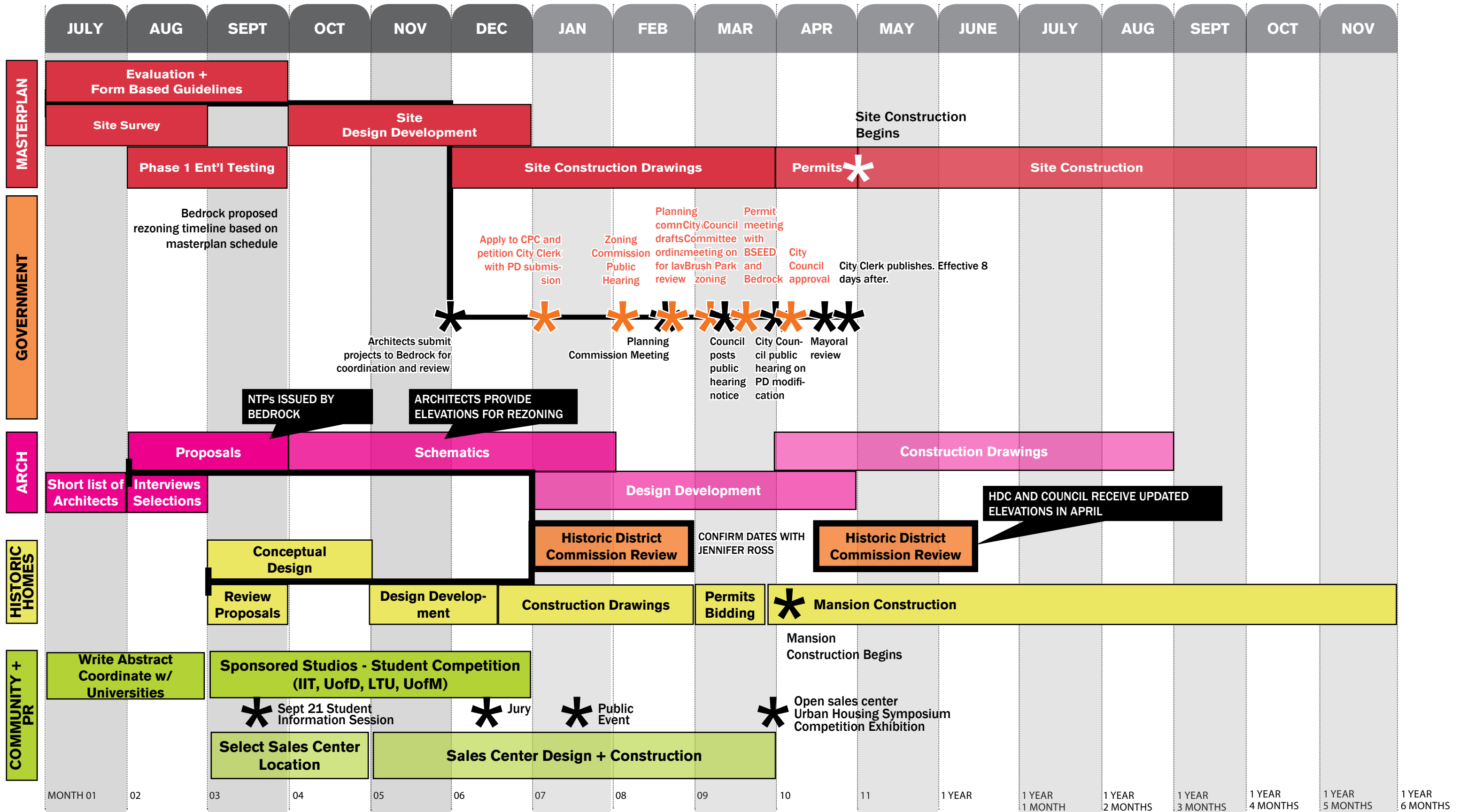
1ST PLACE: \$3000 + INTERNSHIP  
2ND PLACE: \$2000  
3RD PLACE: \$1000

## SCHEDULE

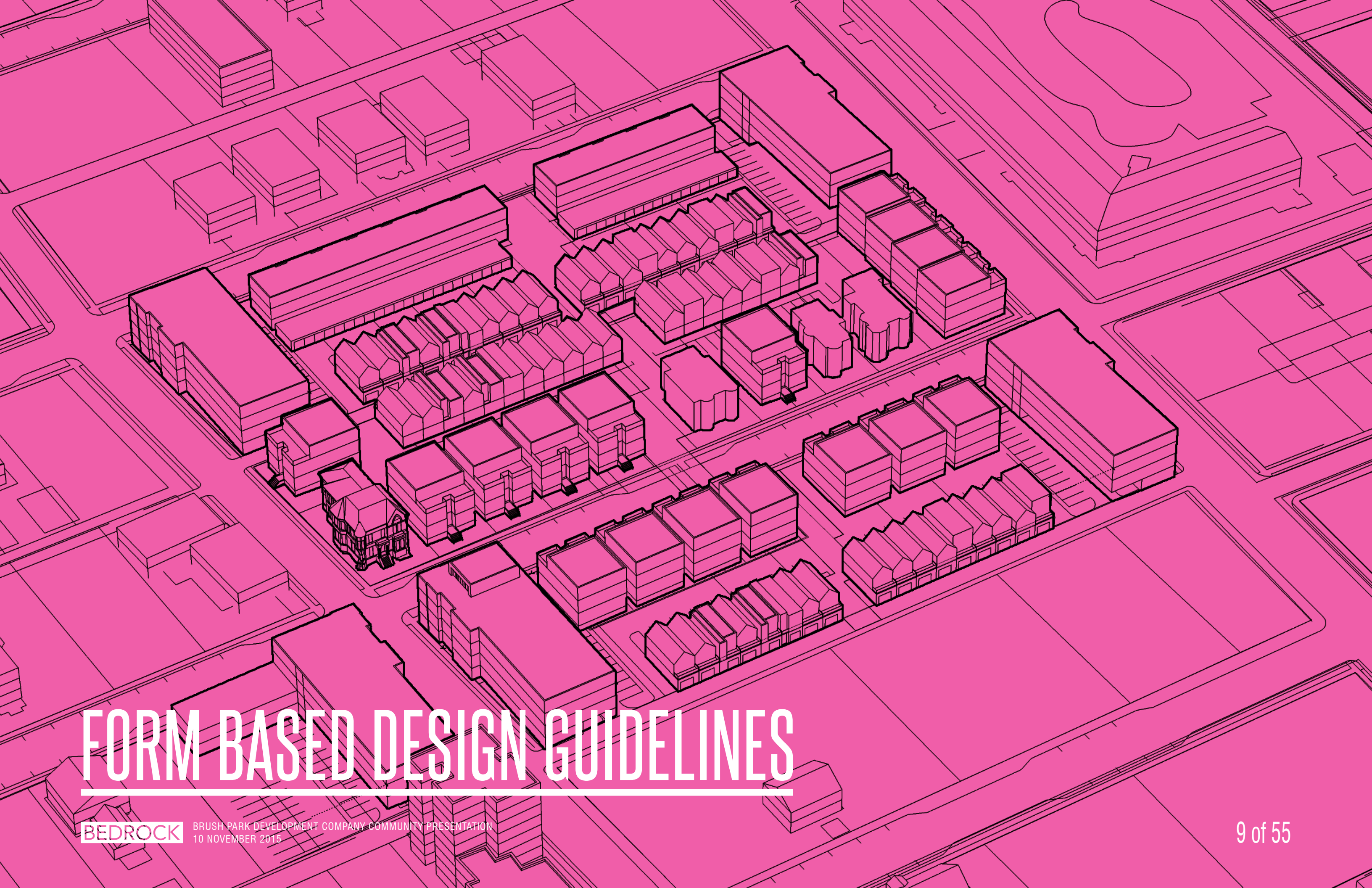
INFORMATIVE SESSION	<b>9/21</b>
REGISTRATION DEADLINE	<b>10/15</b>
SUBMISSION DEADLINE	<b>12/4</b>
JURY REVIEW OF ENTRIES	<b>12/7-11</b>
AWARD RESULTS ANNOUNCED	<b>12/14-18</b>
PUBLIC EXHIBITION	<b>EARLY</b>
URBAN HOUSING SYMPOSIUM	<b>2016</b>



# BRUSH PARK PARCELS A+B \_ SCHEDULE





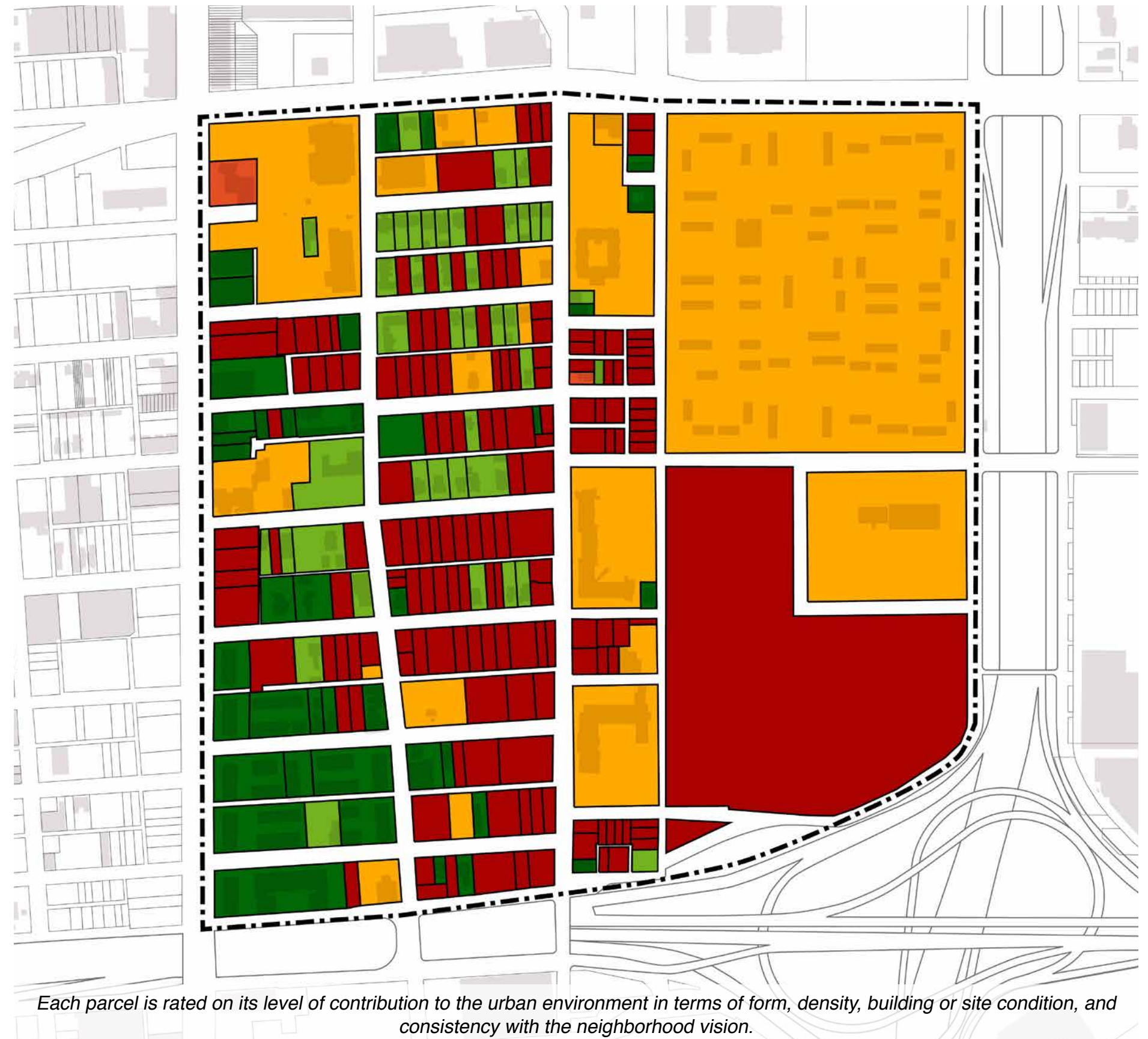
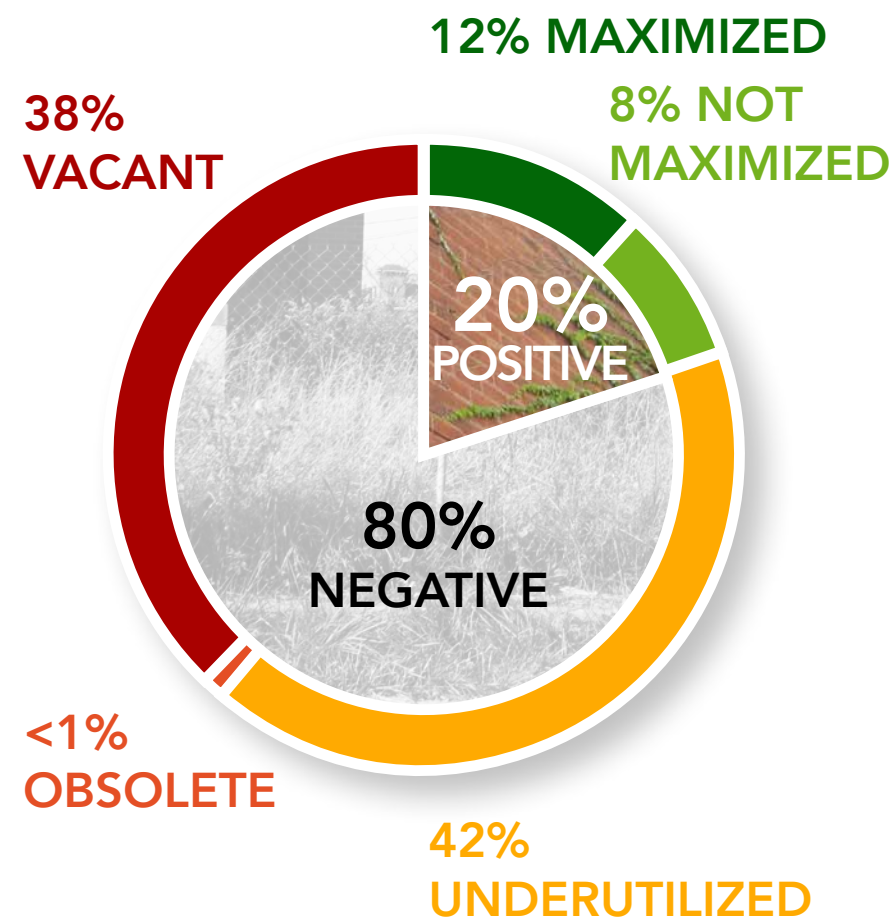


# FORM BASED DESIGN GUIDELINES



# ANALYSIS OF THE URBAN ENVIRONMENT

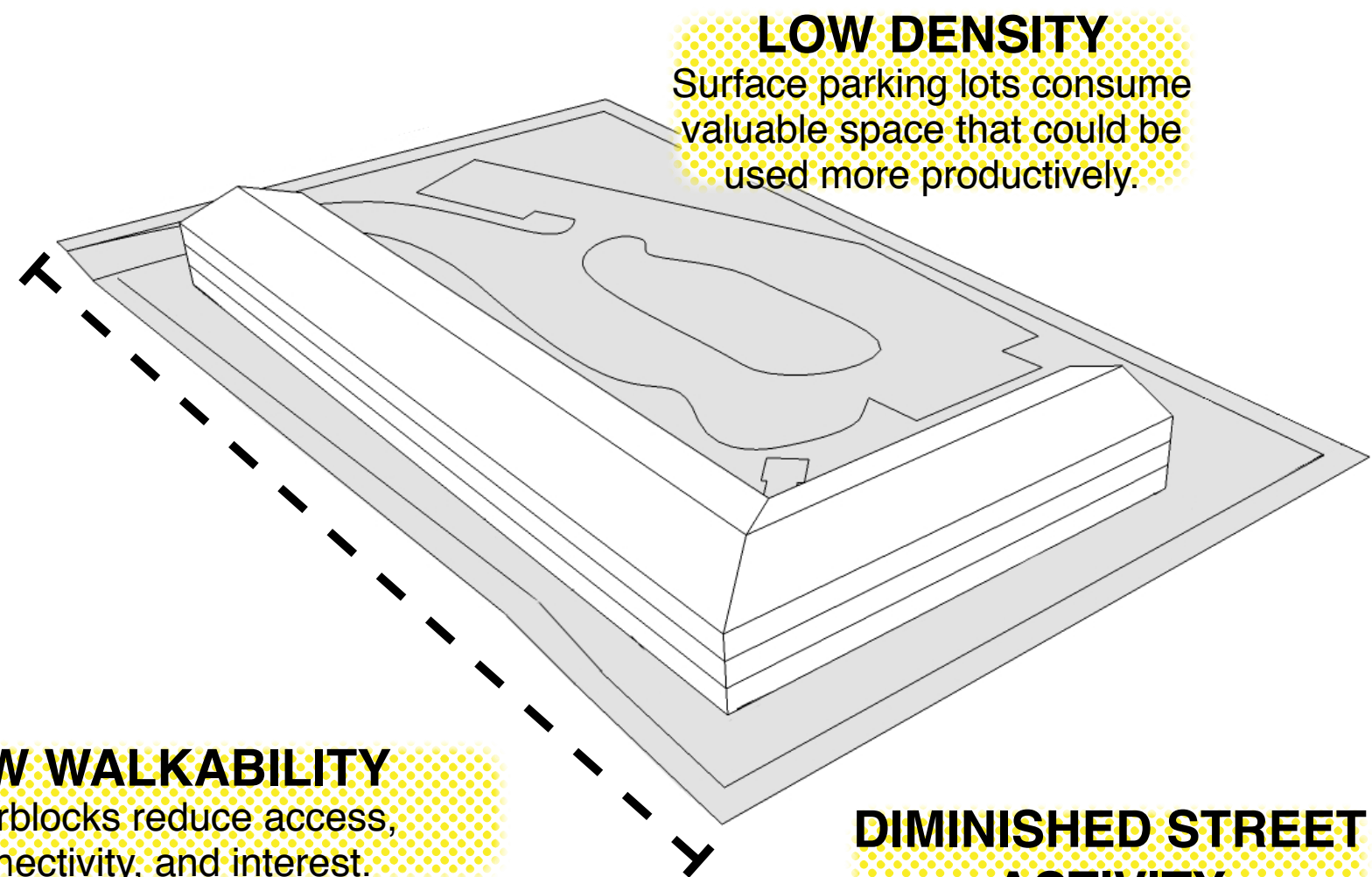
A PARCEL-BY-PARCEL ANALYSIS ON THE IMPACT EXISTING DEVELOPMENT (OR NON-DEVELOPMENT) HAS ON THE URBAN ENVIRONMENT.





# BARRIERS TO A WALKABLE, URBAN NEIGHBORHOOD

BY ACCEPTING LOW URBAN DESIGN STANDARDS, RESIDENTS AND OTHER USERS DO NOT GET THE ADVANTAGES OF LIVING IN AN URBAN ENVIRONMENT WHERE THERE SHOULD BE PLENTIFUL ACCESS TO SERVICES AND AMENITIES, TRANSIT, AND SOCIAL OPPORTUNITIES.



**LOW DENSITY**  
Surface parking lots consume valuable space that could be used more productively.

**LOW WALKABILITY**  
Superblocks reduce access, connectivity, and interest.

**DIMINISHED STREET ACTIVITY**  
Single-use developments, buildings oriented away from the street, large setbacks.

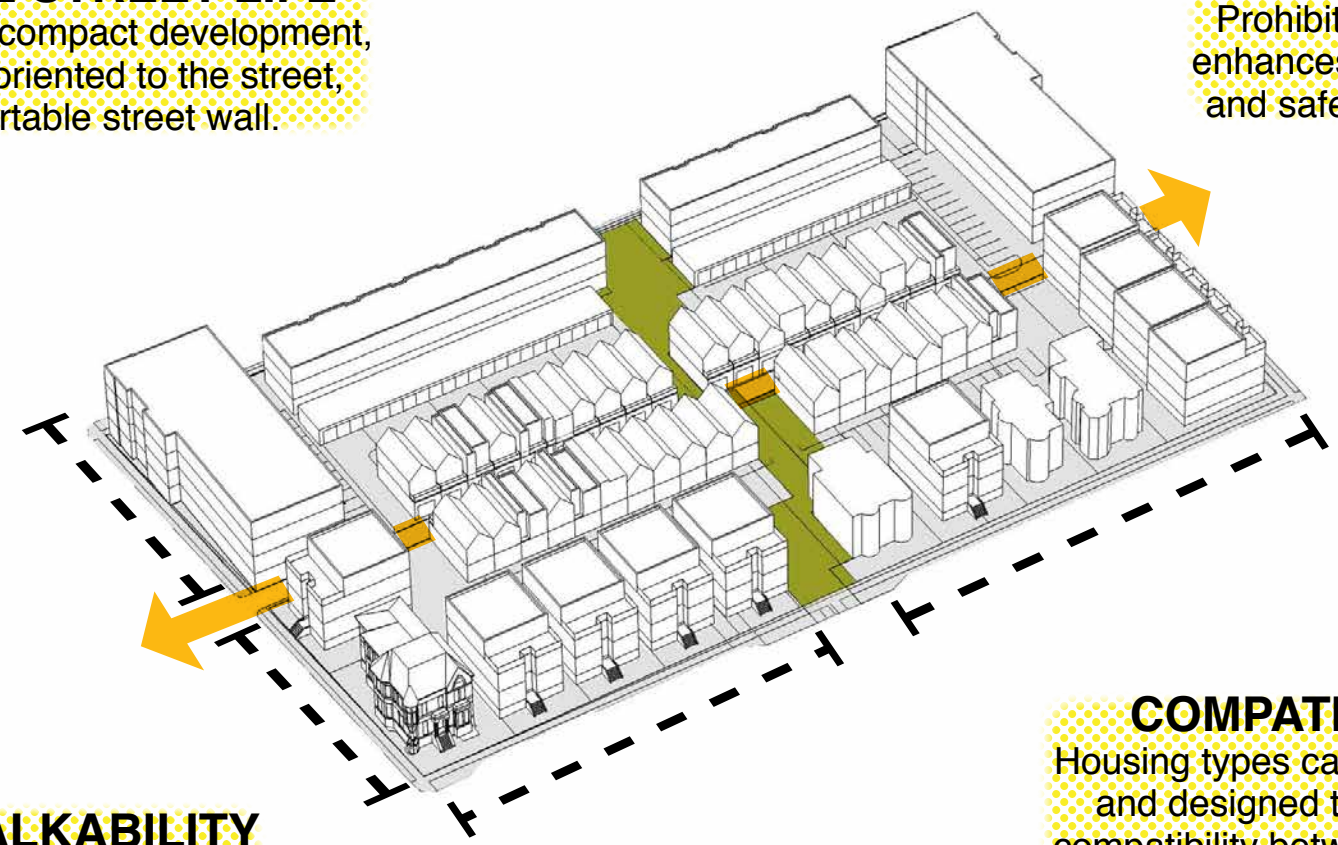
*How can these non-urban developments be improved?*



# QUALITIES OF A WALKABLE, URBAN NEIGHBORHOOD

**ACTIVE STREET LIFE**  
Mixed-use, compact development,  
buildings oriented to the street,  
comfortable street wall.

**ALLEYS FOR ACCESS**  
Prohibiting curb cuts  
enhances the street life  
and safety for people.



**HIGH WALKABILITY**  
Short blocks, connected  
streets and paths, and  
multiple interest points.

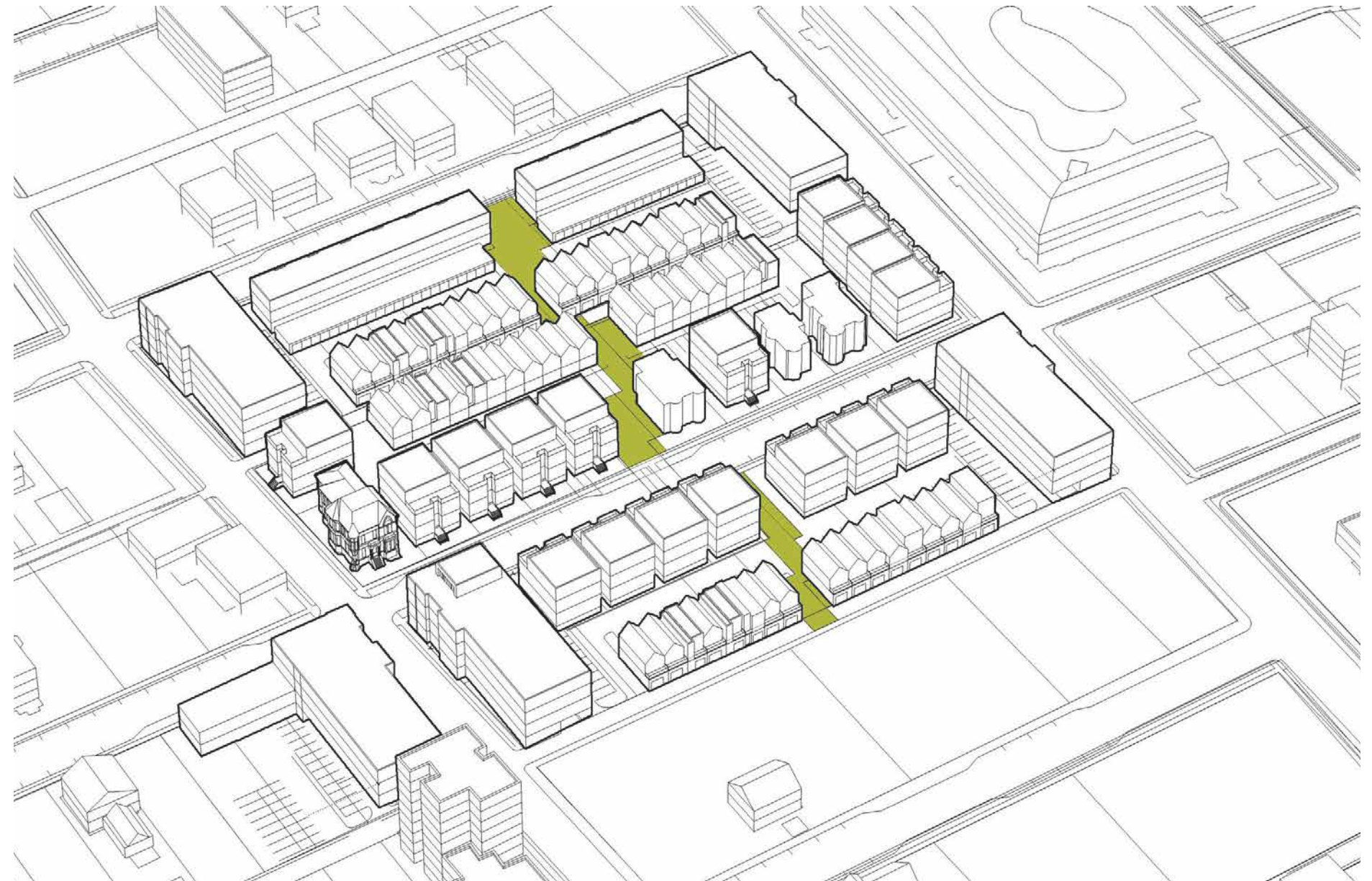
**COMPATIBILITY**  
Housing types carefully chosen  
and designed to maximize  
compatibility between uses and  
the intended physical form.



# QUALITIES: THE MEWS

A 'string-of-parks' concept that knits together a range of intimate public spaces throughout the development area.

- Integrates architecture and public life
- Sustainable design elements: rain gardens, bioswales, flow-through planters
- A variety of pedestrian amenities and public art
- A series of outdoor 'rooms'

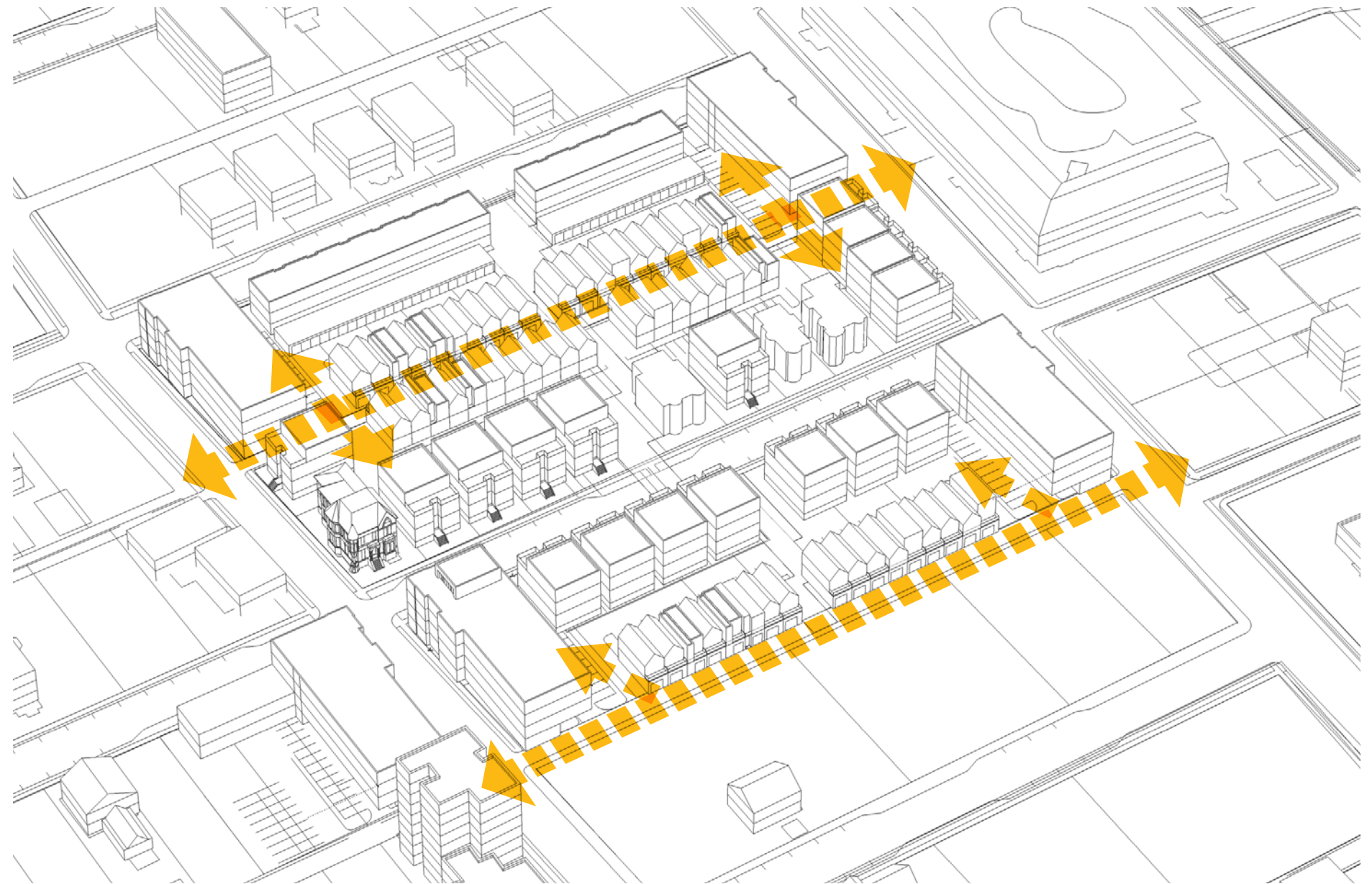




# QUALITIES: ACCESS

**Alleys provide direct property access and eliminate the need for driveways (new curb cuts) along the streets.**

- Vehicular access by alleys only
- Parking located internally and screened from the street
- Pedestrian access along the building frontages activates the streets

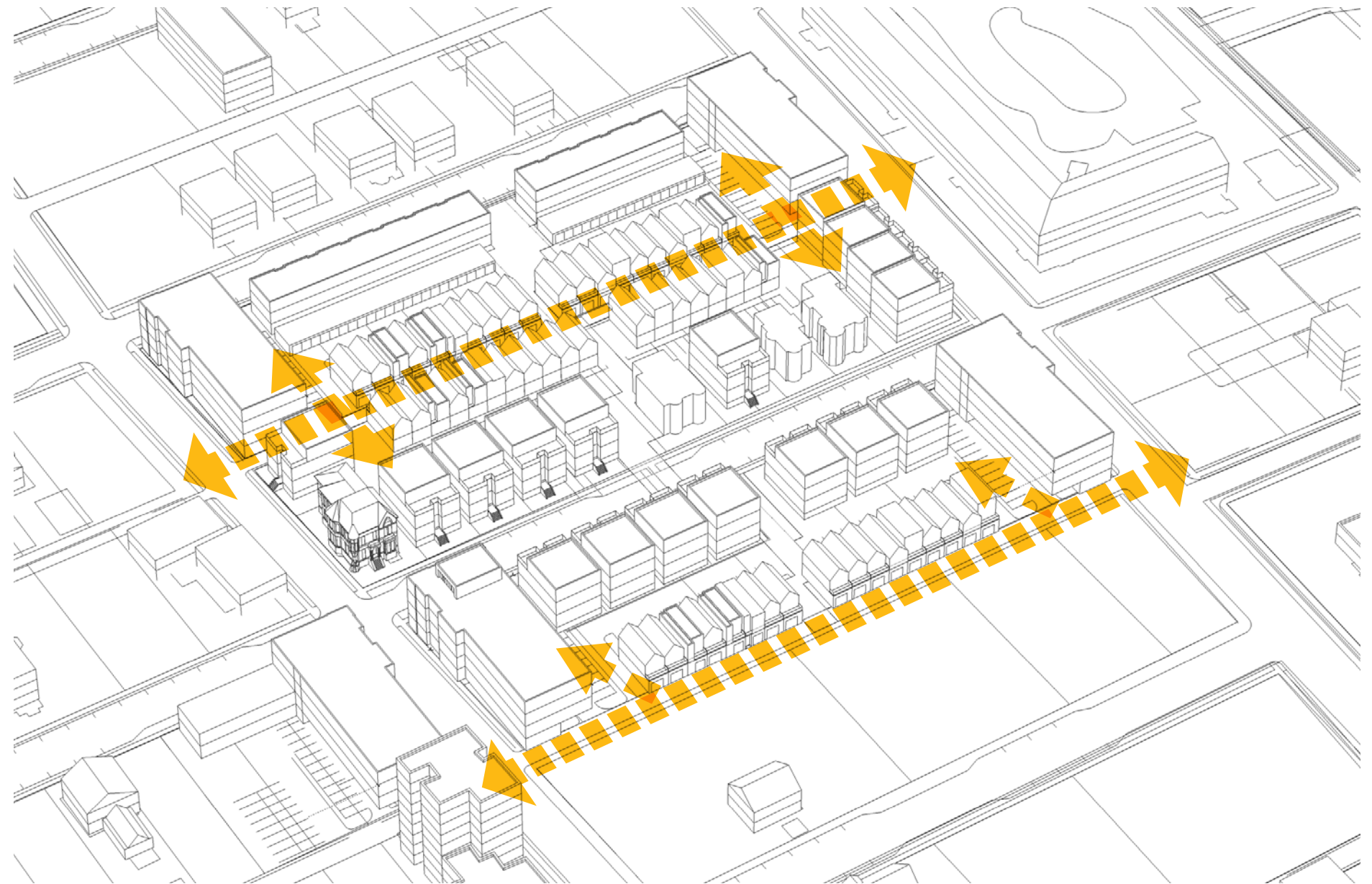




# QUALITIES: ALLEYS

The alleys are multi-purpose environments that relate to the neighborhood as historically planned.

- Multi-modal, including all vehicular access
- An attractive front door for new Carriage Homes
- Sustainable design elements
- A unique identity for the neighborhood

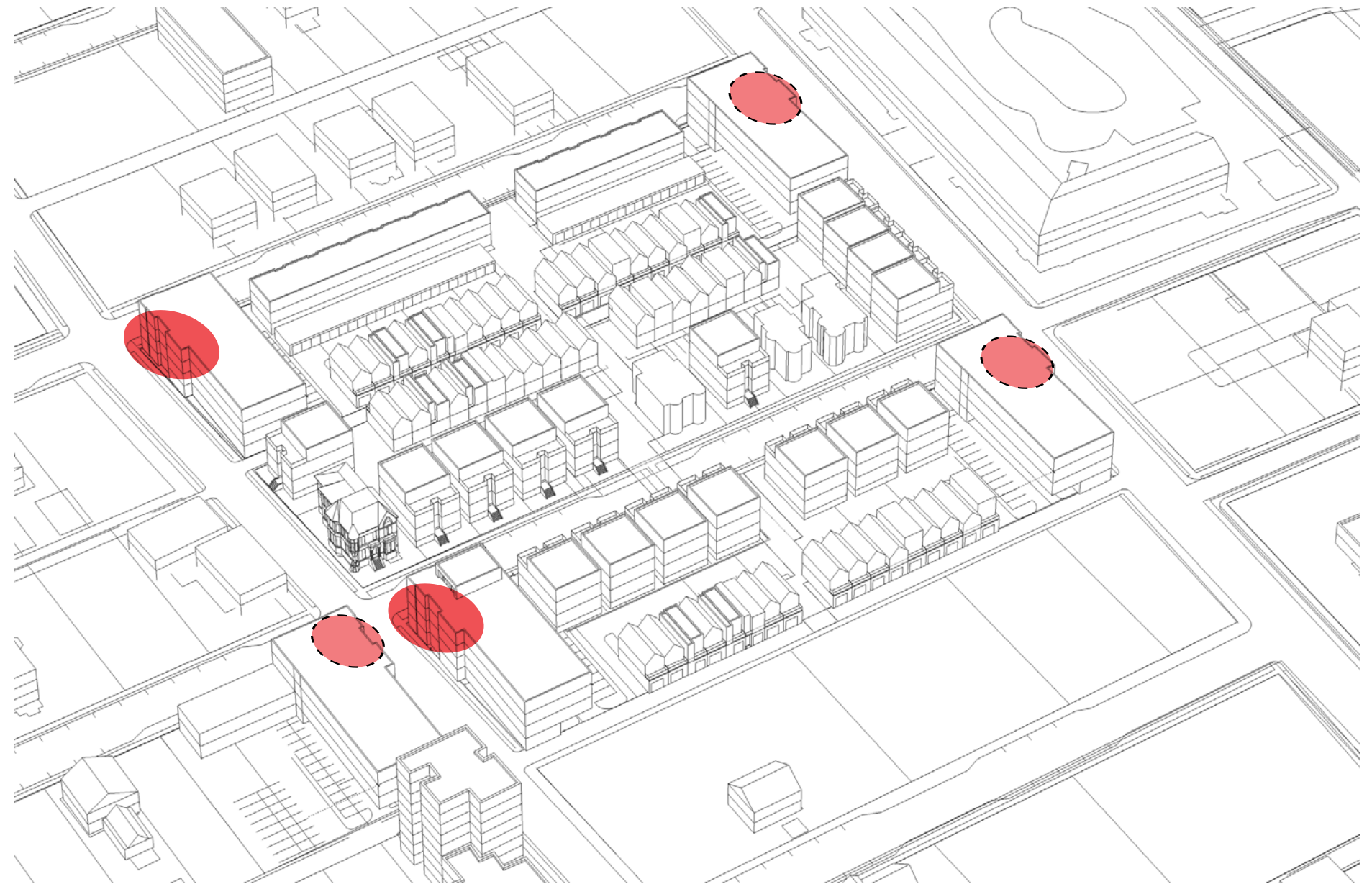




# QUALITIES: RETAIL FRONTAGE

**Locally-serving retail caters to residents' needs for services and amenities and activates street life.**

- Ground-floor retail or other active use in mixed-use buildings
- Located at corners along John R and Brush (north-south streets)
- At-grade entrances along the public way

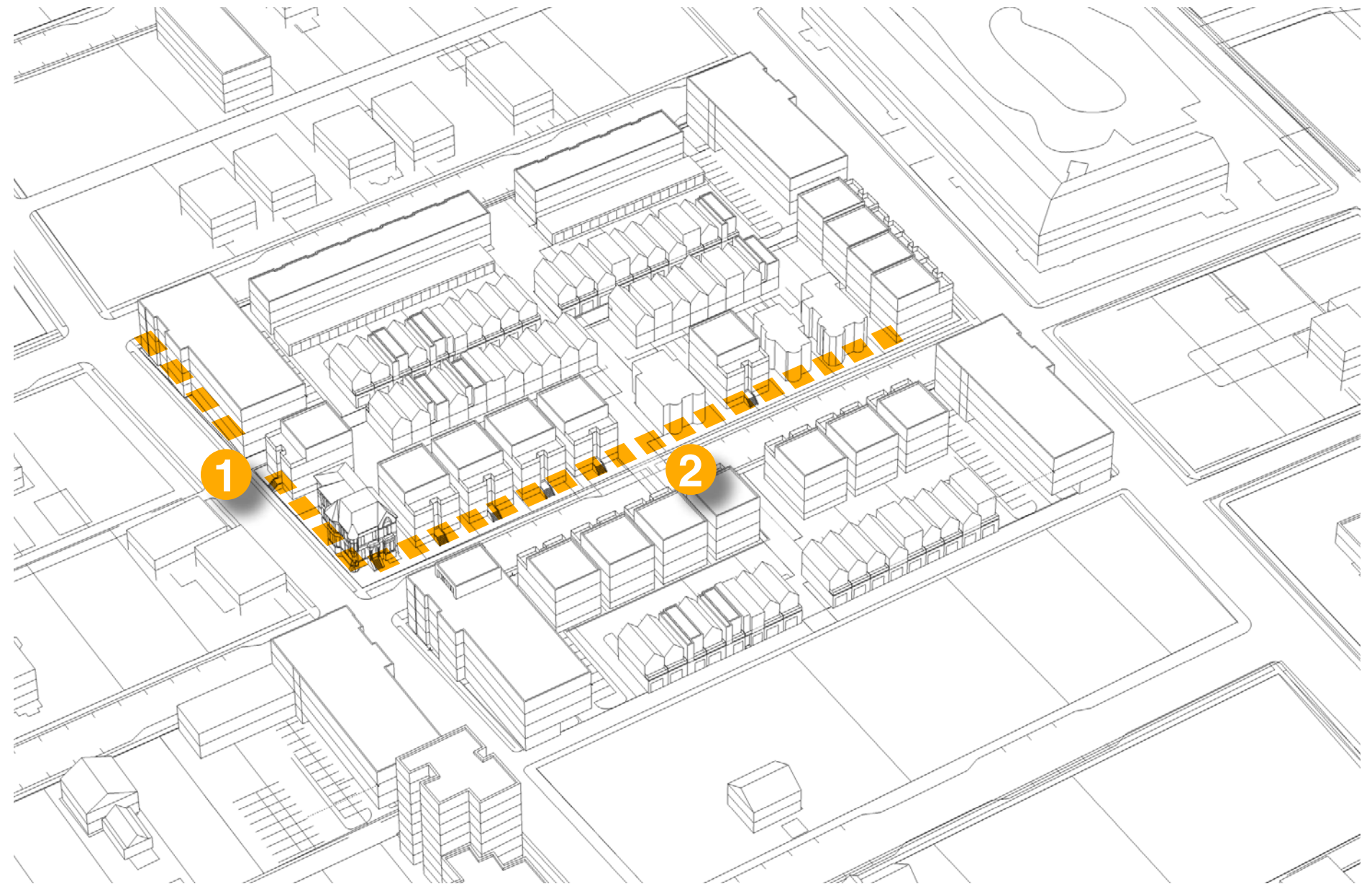




# QUALITIES: SETBACKS

**Setbacks respond to existing block character and are consistent with existing structures.**

- 1 Buildings on north-south streets will be built to the right of way or with minimal setback.**
  - MINIMAL SETBACKS WILL ACCOMMODATE RETAIL AND ARCHITECTURAL RELIEF
- 2 Buildings on east-west streets will be setback up to 10 feet from the front lot line.**
  - SETBACKS WILL ACCOMMODATE PRIVATE OPEN SPACE AND ARCHITECTURAL RELIEF

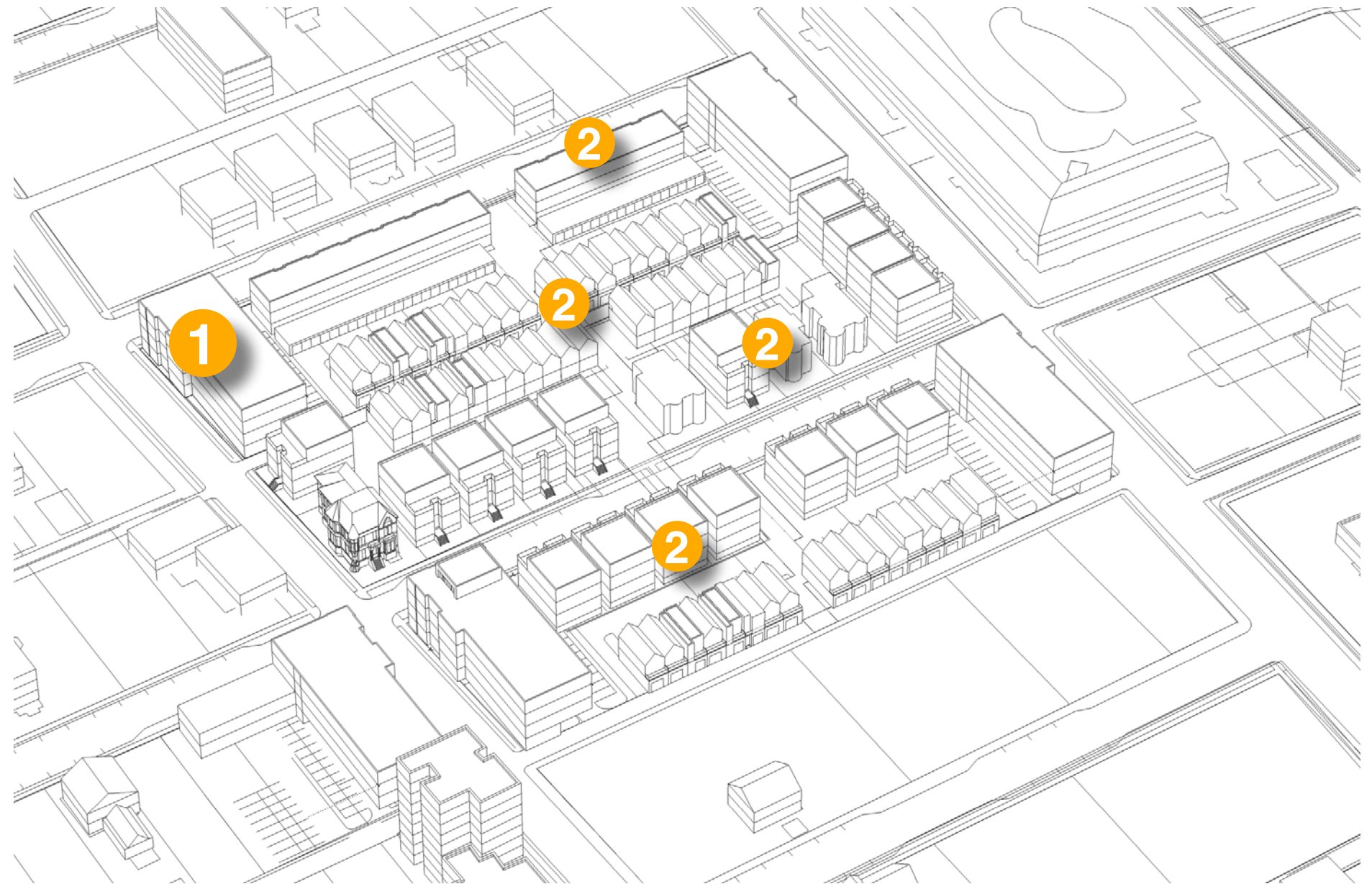




# QUALITIES: HEIGHTS

**Buildings heights are consistent with the historic character, respective of existing structures, and contributing to a transit-oriented community.**

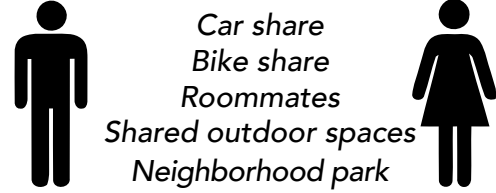
- 1** **The mid-rise Apartment buildings are the development's tallest, occurring along the north-south streets where there is precedent for taller buildings throughout the neighborhood.**
- 2** **All other buildings are similar in height to historic homes and carriage homes.**



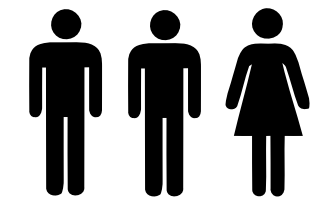
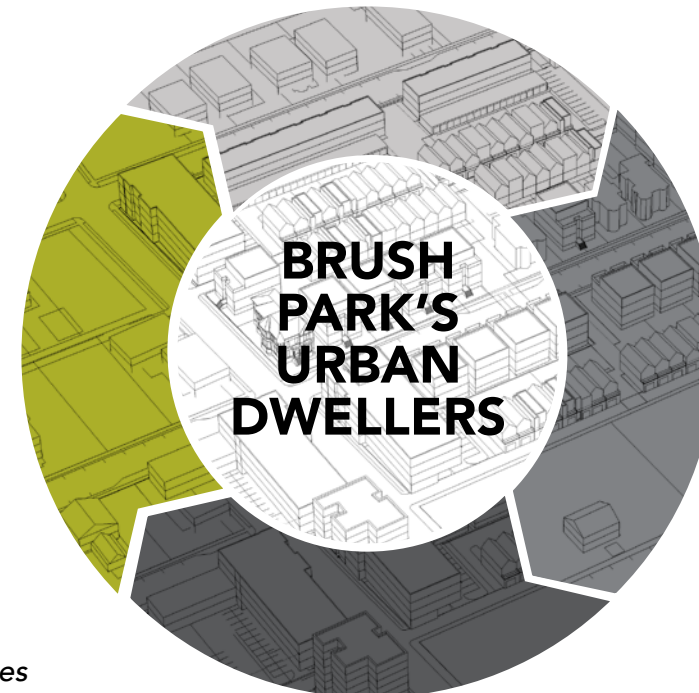


# QUALITIES: NEW LIFE CYCLE POSSIBILITIES

**YOUNG SINGLES**  
 Apartments, Historic homes, Flats  
 One Bedrooms  
 Rentals  
 Car share  
 Bike share  
 Roommates  
 Shared outdoor spaces  
 Neighborhood park




**RETIREEES**  
 Apartments  
 Townhouses  
 Flats  
 Two Bedrooms  
 Rentals  
 For sale  
 Shared outdoor spaces  
 Private outdoor space  
 Neighborhood park  
 Public transit  
 Elevator building  
 Single level living



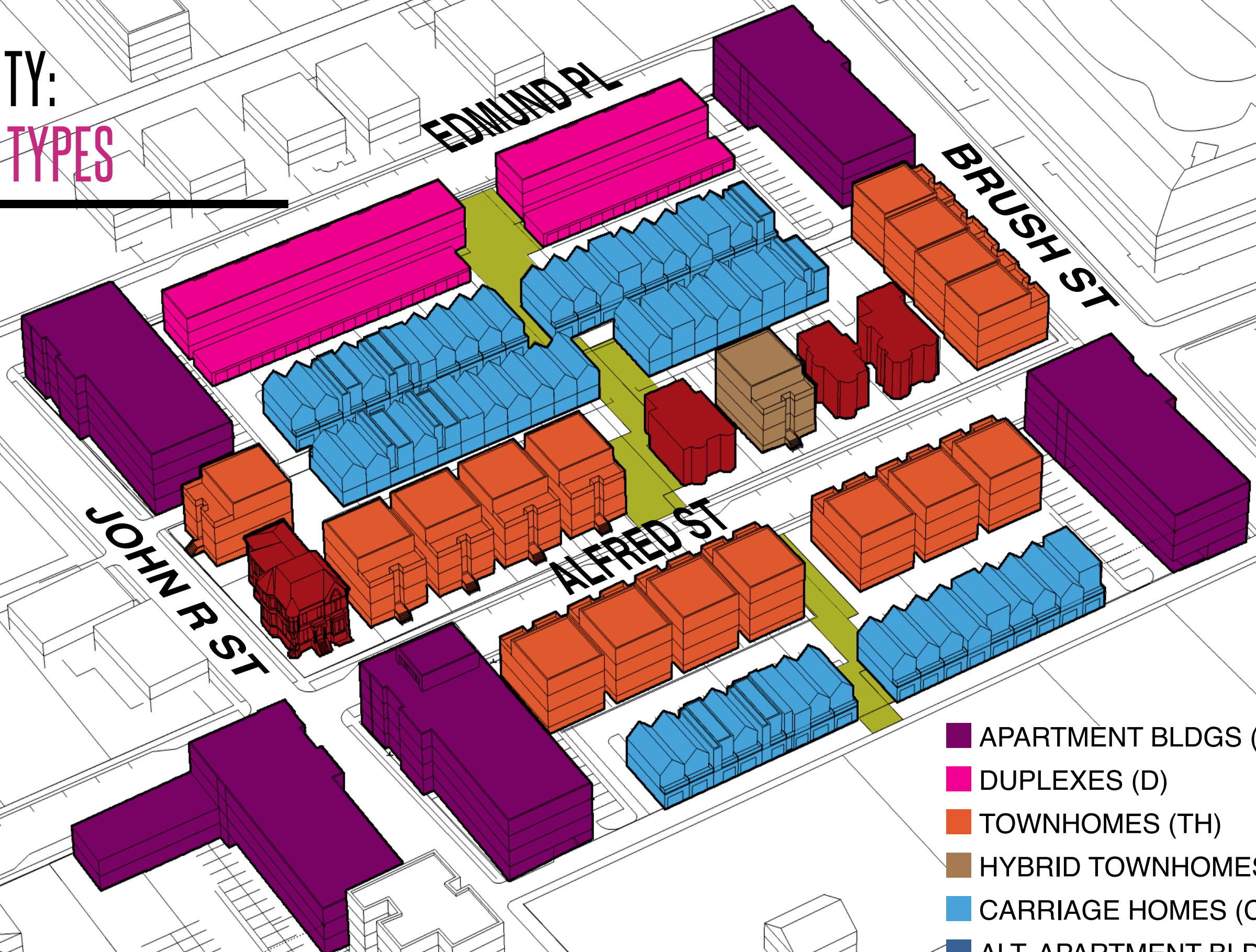
**CHILDLESS COUPLES +  
EMPTY NESTERS**  
 Apartments  
 Townhouses  
 Carriage homes  
 Historic homes  
 Flats  
 Two Bedrooms  
 Private outdoor space  
 Shared outdoor spaces  
 Neighborhood park  
 Rentals  
 For sale  
 Assigned parking



**FAMILIES**  
 Townhouses  
 Historic homes  
 Three+ Bedrooms  
 Private outdoor space  
 Shared outdoor spaces  
 For sale  
 Assigned parking  
 School  
 Neighborhood park



# COMMUNITY: BUILDING TYPES



- APARTMENT BLDGS (A)
- DUPLEXES (D)
- TOWNHOMES (TH)
- HYBRID TOWNHOMES (H)
- CARRIAGE HOMES (CH)
- ALT. APARTMENT BLDG (X)
- EXISTING STRUCTURES



# BRUSH PARK A+B

## FORM-BASED GUIDELINES

DRAFT IN PROGRESS FOR REVIEW

### DUPLEXES (D)

**KEY PLAN**  
NOT TO SCALE

**DESCRIPTION**

(2) four-story buildings provide attractive street frontage along Edmund Street, a key east-west connector within Brush Park, connecting Woodward Avenue and the M-1 Rail to the Midtown Loop and Eastern Market. The Duplexes are important for providing a wider choice of rental housing types within the development.

**Target Population.** This typology offers an attractive rental option likely to appeal to individuals and couples. The large amount and variety of private open spaces as well as covered garage parking make this a premium rental product.

**PLACEMENT**

**BUILDING SETBACKS**

Front Buildings should be setback up to 10 feet from the front lot line to accommodate private open space at street level, to provide architectural relief, and to respond to the setbacks of existing historic structures across the street.<sup>1</sup>

Any private open space at street level (e.g., patios, porches, gardens) should be accommodated in the front setback.

Consider architectural variation in building frontages to promote aesthetics, level of interest, human-scale comfort and safety, and a sense of place.

**PARKING**

Off-street parking should be located to the rear of buildings to screen from street view and create urban street edge to support walkability.

**USE & FRONTAGE**

**USES**

Residential	Side-by-side or stacked dwelling units facing the street
Accessory parking	See individual site plans for number of spaces per building envelope (pages 11-12)

Coordinate parking provisions with overall site master plan and minimum parking requirements for the development.

**FRONTAGES**

Recommended Residential Porches, patios, balconies, courtyards

**ACCESS**

**PEDESTRIAN**

Main entrance	Street frontage
Secondary entrance	Internal circulation area

Each unit should have an individual entry facing the street on or slightly behind the front facade, depending on facade articulation.

**VEHICULAR**

Off-street parking should be accessed via alley and internal circulation only.

BRUSH PARK A+B | DESIGN GUIDELINES | PAGE 10

DRAFT IN PROGRESS FOR REVIEW

### DUPLEXES (D)

**DUPLEX BUILDING, USE AND HEIGHT, TYP.**

**BUILDING SIZE & MASSING**

<b>BUILDING HEIGHT</b>	
Stories	4 stories max.
Overall	30 feet min. 50 feet max., measured from ground to eave
Raised base	3 feet high min.
<b>FLOOR HEIGHT</b>	
Garage, if applicable	Floor-to-ceiling: 12 feet min. 14 feet max.
Residential	Floor-to-floor: 9 feet min. 14 feet max.

**ADDITIONAL CONSIDERATIONS**

**SUSTAINABLE DESIGN**

Consider sustainable design features:

- Passive design: shading, daylighting, insulation, ventilation, location, orientation, layout
- Building systems: energy, water, stormwater

**LANDSCAPE BUFFERS**

Consider edge treatments between public, communal, and private open spaces to contribute to an attractive and safe public realm while providing privacy and amenity space to building occupants:

- Fencing consistent with *Historic Design Guidelines Handbook*
- Intermittent landscape buffers
- Low walls

**ADJACENCIES**

Coordinate design with adjacent structures and site features - refer to site master plan:

- Pedestrian mews
- Adjacent Apartment buildings
- Internal circulation and off-street parking

Coordinate method of enclosure (i.e., fencing and walls) with adjacent structures and site features - refer to site master plan.

**OPEN SPACE**

Open space provisions should be coordinated with the site master plan. The following options should be utilized to provide open space within the building envelope.

**PRIVATE**

Patios/gardens	Ground level
Balconies	Levels above ground floor
Rooftop terrace	Rooftop of top floor Rooftop over covered parking, if applicable

BRUSH PARK A+B | DESIGN GUIDELINES | PAGE 11

DRAFT IN PROGRESS FOR REVIEW

### DUPLEXES (D)

**D-1 BUILDING ENVELOPE**

**KEY PLAN**  
NOT TO SCALE

**NOTES**

Off-Street Parking Building envelope should aim to include:  
23 standard spaces  
1 ADA accessible space

Coordinate with site master plan to ensure minimum off-street parking requirements are met.

Work with XXX to coordinate:  
Unit sizes  
Bedroom/Bathroom mix  
Number of ADA accessible units  
Size and location of refuse/recycling  
Size and location of loading area(s)

**SITE PLAN, D-1**  
NOT TO SCALE

EDMUND STREET  
225'

RESIDENTIAL ACCESS TO INDIVIDUAL UNITS FROM STREET FRONTAGE

RESIDENTIAL FRONTAGE

ARTICULATED BUILDING FACADE ZONE (UP TO 5 FT)

AREA: 14,625 SF

36'

24'

VEHICULAR PARKING ACCESS  
225'

INTERNAL CIRCULATION AREA

COORDINATE WITH ADJACENT STRUCTURE A-1

COORDINATE WITH PEDESTRIAN MEWS SITE DESIGN

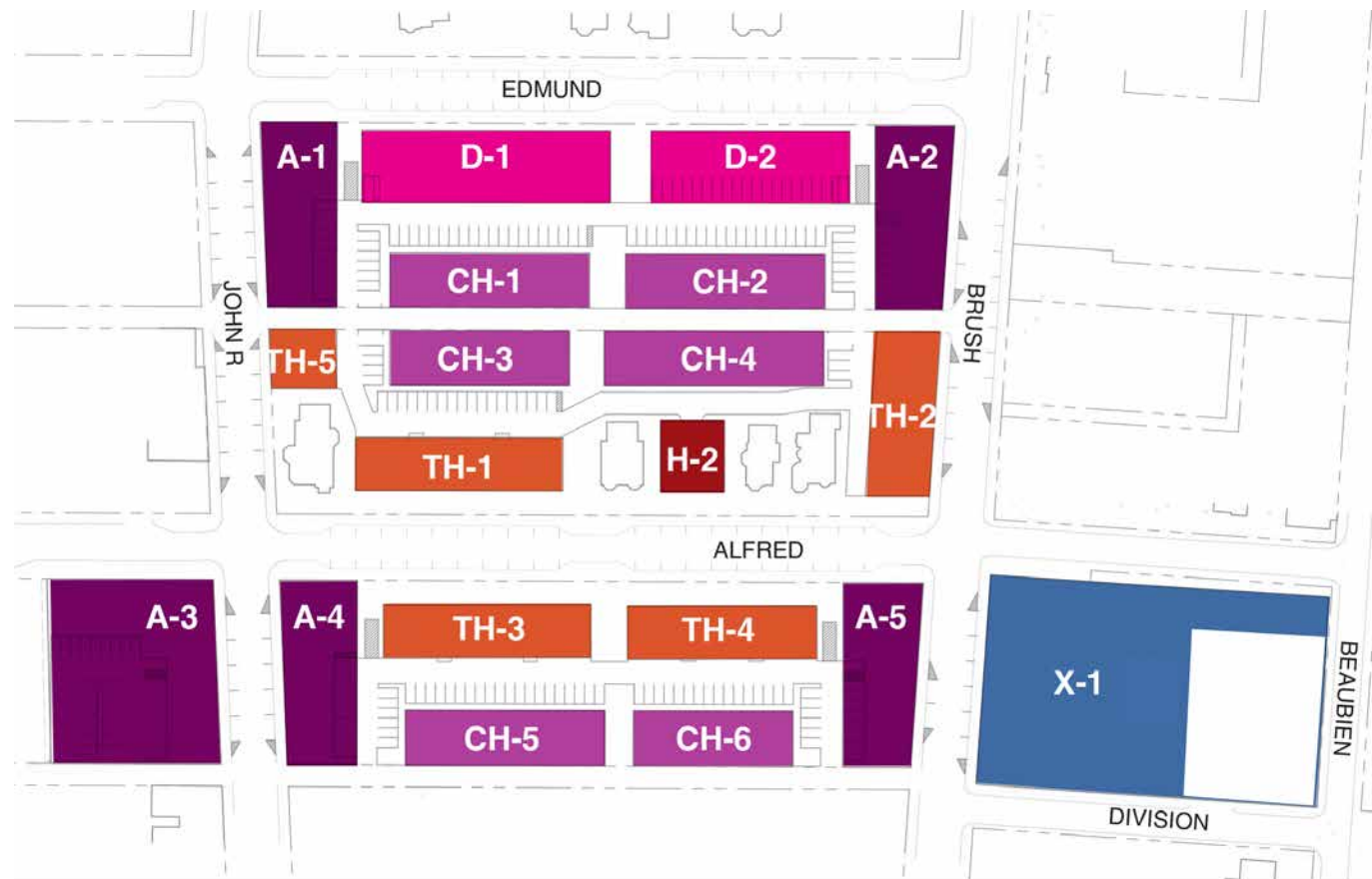
REFER TO MASTER SITE PLAN TO COORDINATE:  
ADJACENT DEVELOPMENT PLANS,  
CIRCULATION,  
OFF-STREET PARKING,  
REFUSE,  
AND LOADING.

BRUSH PARK A+B | DESIGN GUIDELINES | PAGE 12



# BRUSH PARK A+B

## ARCHITECTS



### APARTMENT BLDGS (A)

- LOHA, LOS ANGELES (A-1, A-2, A-4, A-5)
- LOHARCHITECTS.COM/
- HAA, DETROIT (A-3)

### DUPLEXES (D)

- MERGE ARCHITECTS, BOSTON
- MERGEARCHITECTS.COM/

### CARRIAGE HOMES (CH)

- MERGE ARCHITECTS, BOSTON
- MERGEARCHITECTS.COM/

### TOWNHOMES (TH)

- STUDIO DWELL ARCHITECTS, CHICAGO
- STUDIODWELL.COM/

### HYBRID TOWNHOMES (H)

- HAMILTON ANDERSON, DETROIT
- HAMILTON-ANDERSON.COM

### ALT. APARTMENT BLDG (X)

- HAA

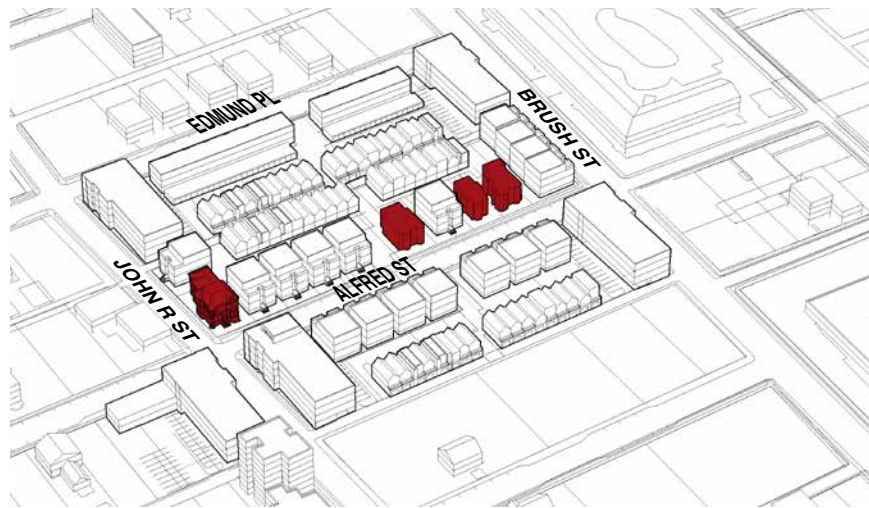
### EXISTING STRUCTURE

- CHRISTIAN HURTIENNE ARCHITECTS, DETROIT
- CHA-C.COM/



# BRUSH PARK A+B

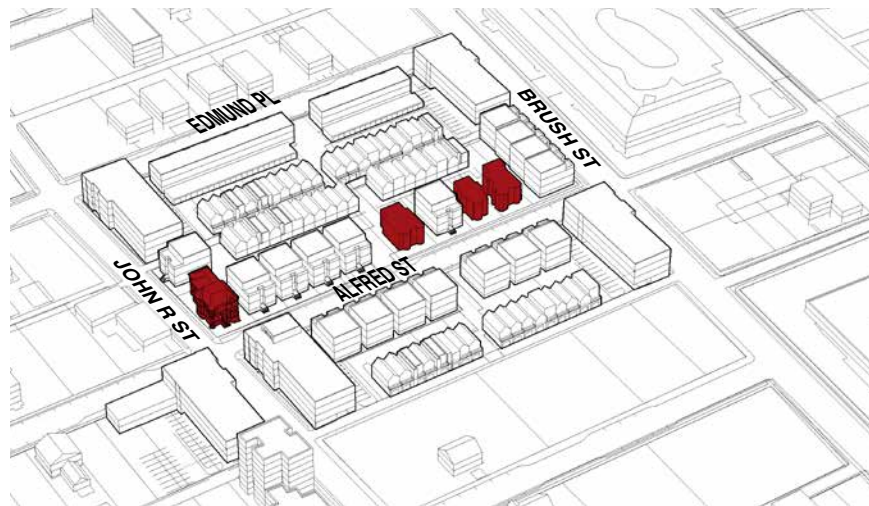
## 3 HISTORIC HOMES





# HISTORIC HOMES

## CHA ARCHITECTS



**Ransom Gillis House**  
Detroit, MI

Status: Under Construction  
Year: 2015  
Size: 5,200 ft.<sup>2</sup>  
Cost: Withheld

Services: Schematic Design, Space  
Planning, Construction Documentation,  
Construction Administration



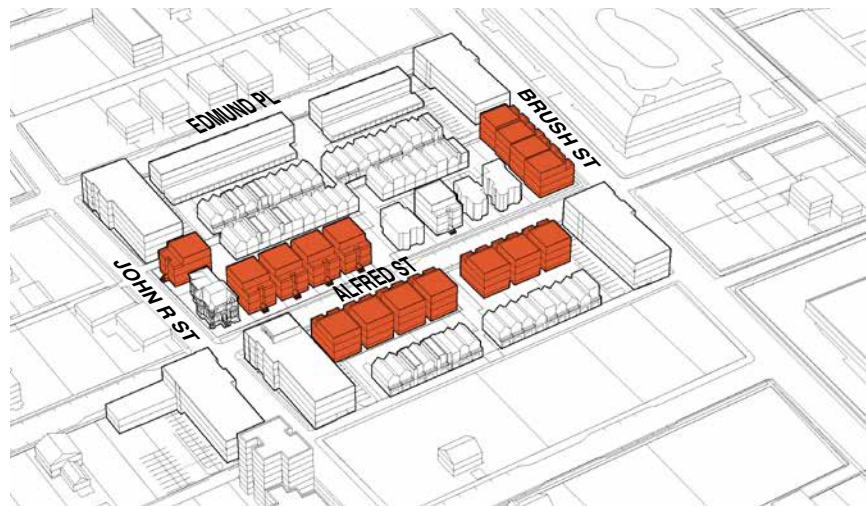
**John R Brownstones**  
Detroit, MI

Status: Completed  
Year: 2005  
Size: 22,000 ft.<sup>2</sup>  
Cost: \$3,200,000

Services: Schematic Design, Space  
Planning, Construction Documentation,  
Construction Administration



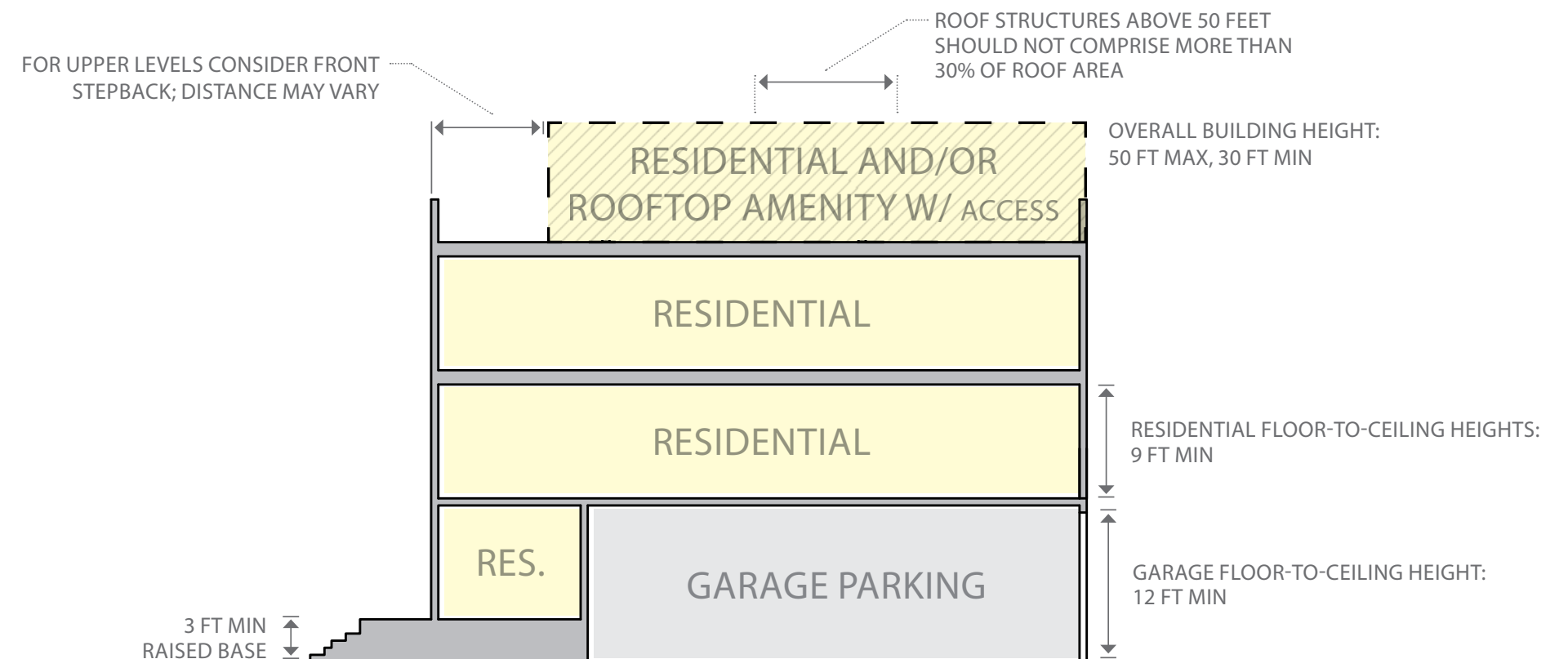
# BRUSH PARK A+B TOWNHOMES (TH)



**Townhomes offer a new housing type while consistent with the scale and form of the remaining historic homes.**

- **For-sale units, with private open spaces and in-unit parking.**
- **Large living spaces may be appealing to individuals, couples, and families.**
- **Potential for a variety of outdoor amenity spaces at multiple levels.**

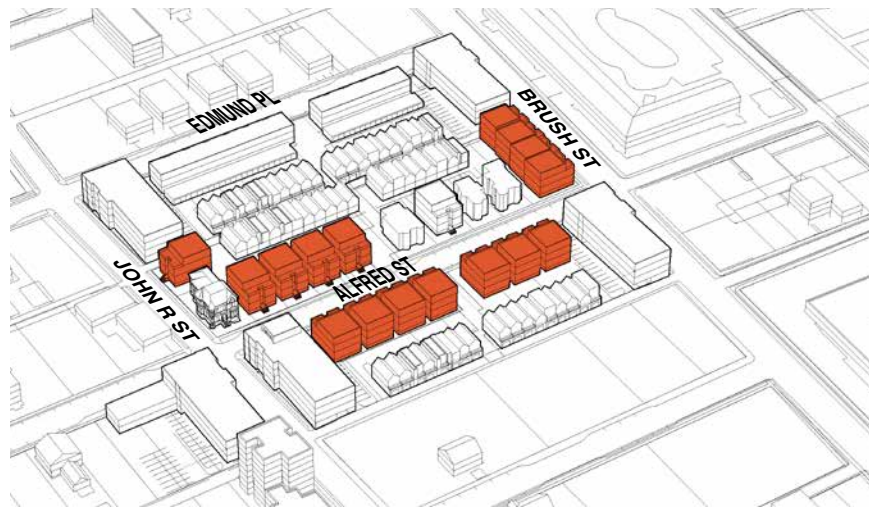
## TOWNHOME BUILDING, USE AND HEIGHT, TYP.





# TOWNHOMES

## STUDIO DWELL

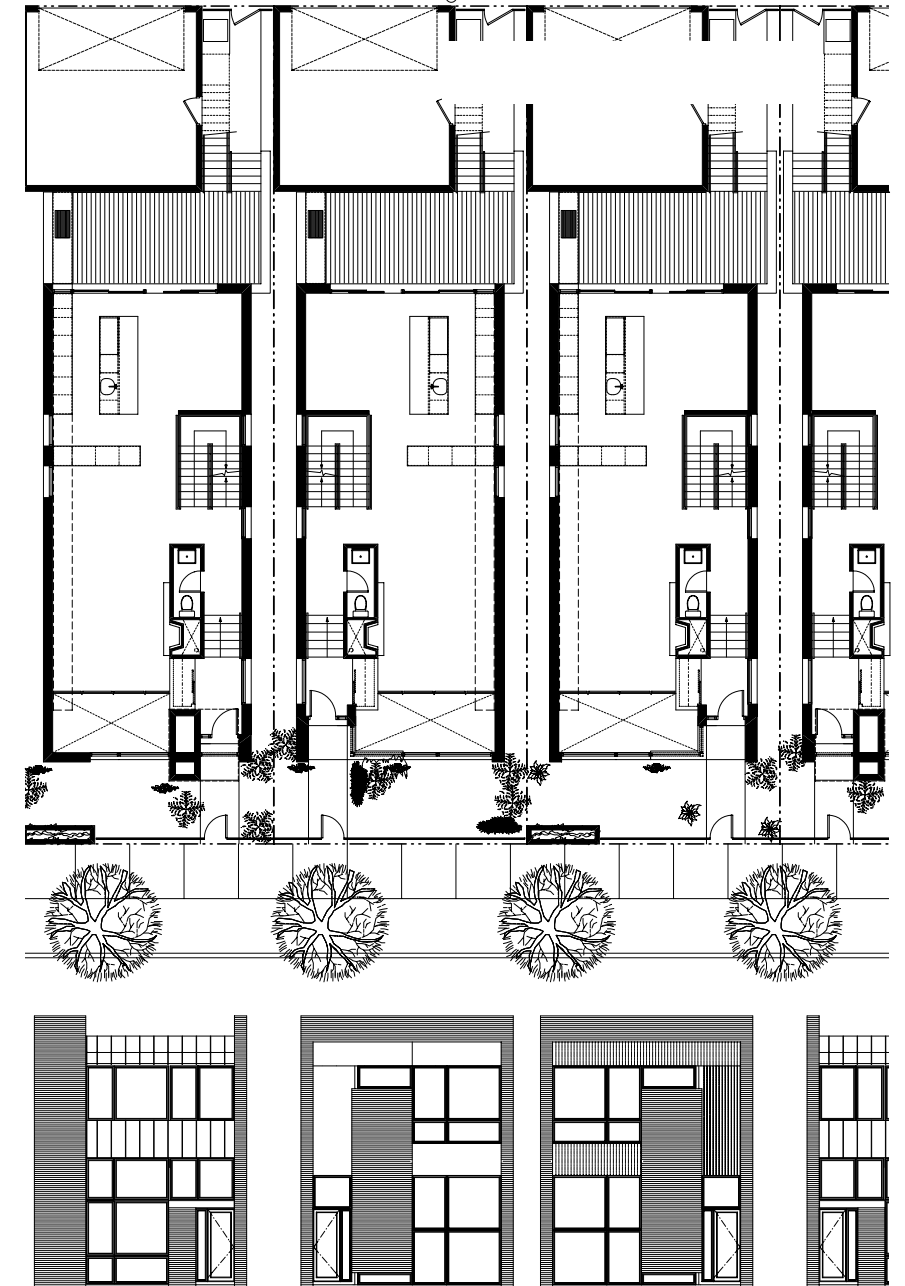
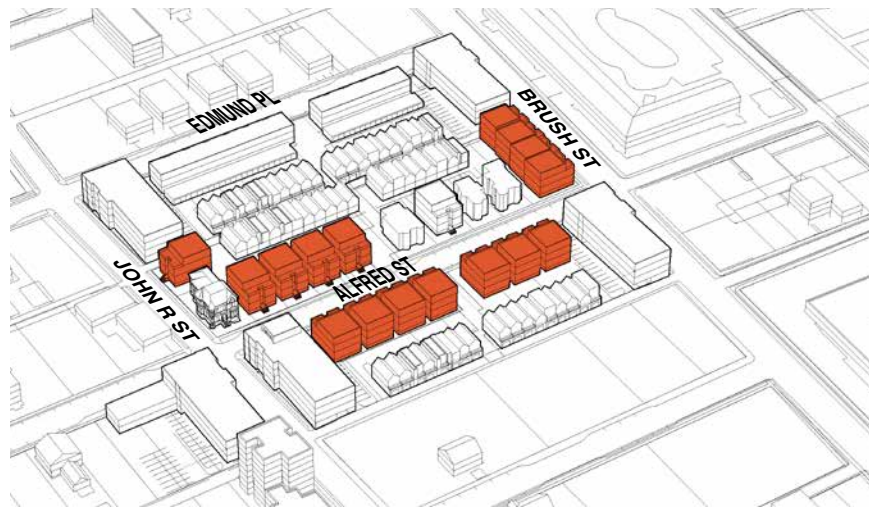


RACE RESIDENCES, CHICAGO



# TOWNHOMES

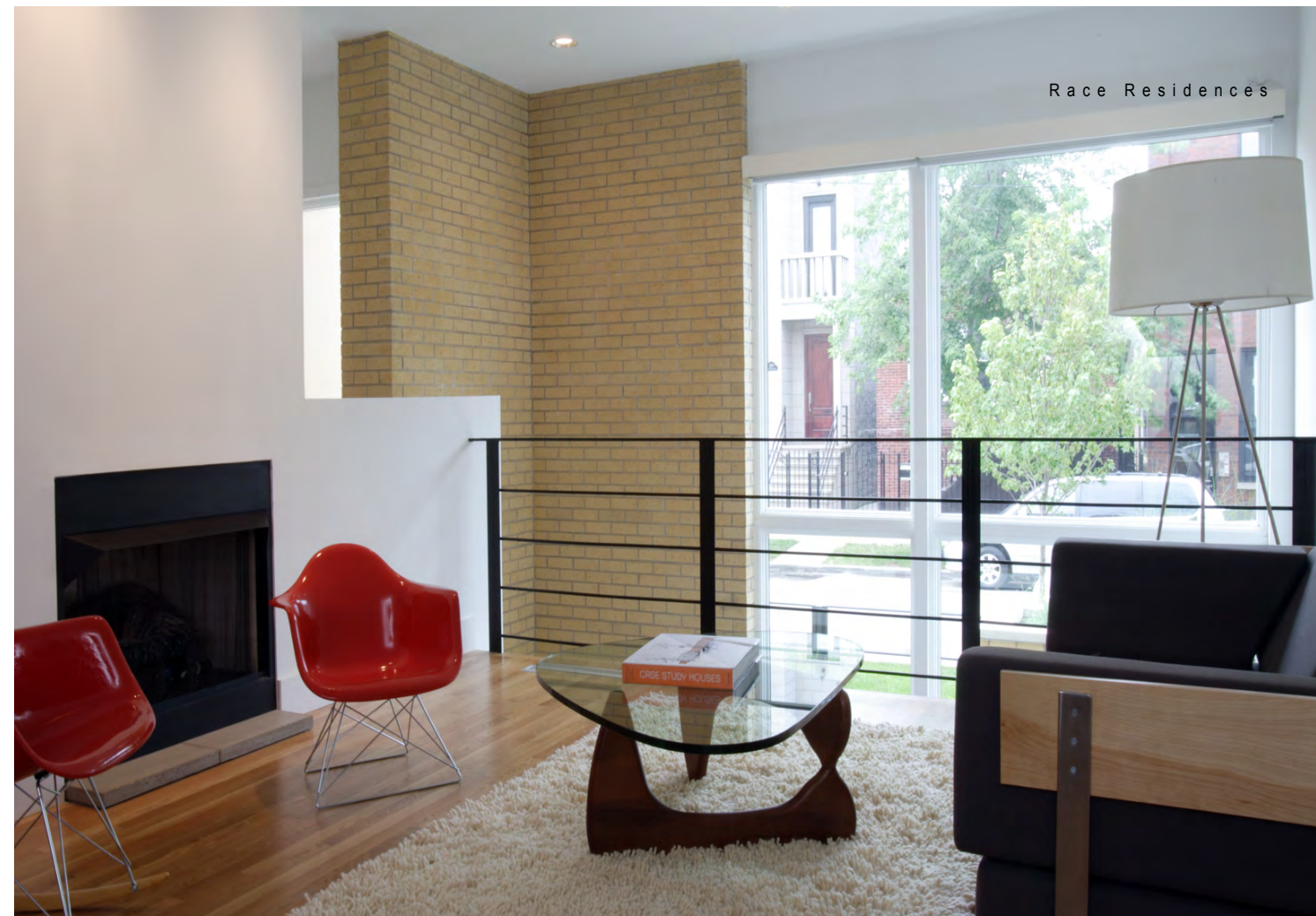
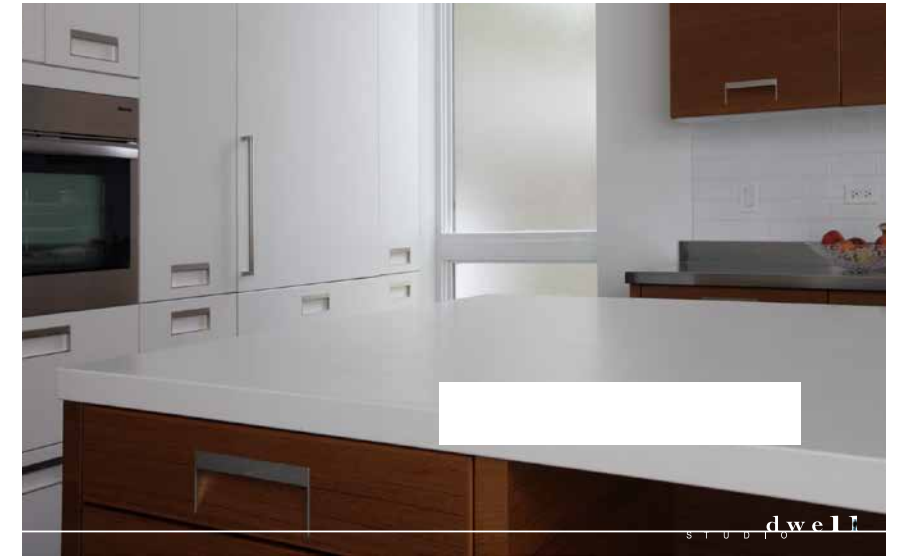
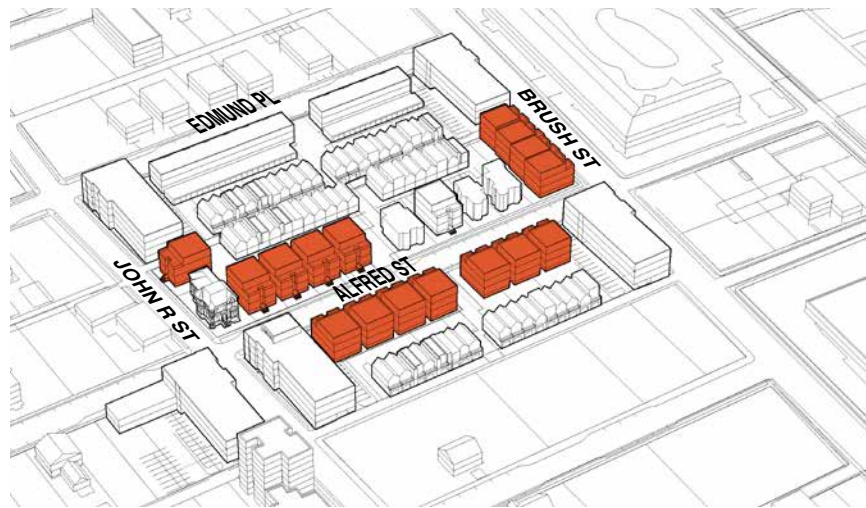
## STUDIO DWELL



RACE RESIDENCES, CHICAGO



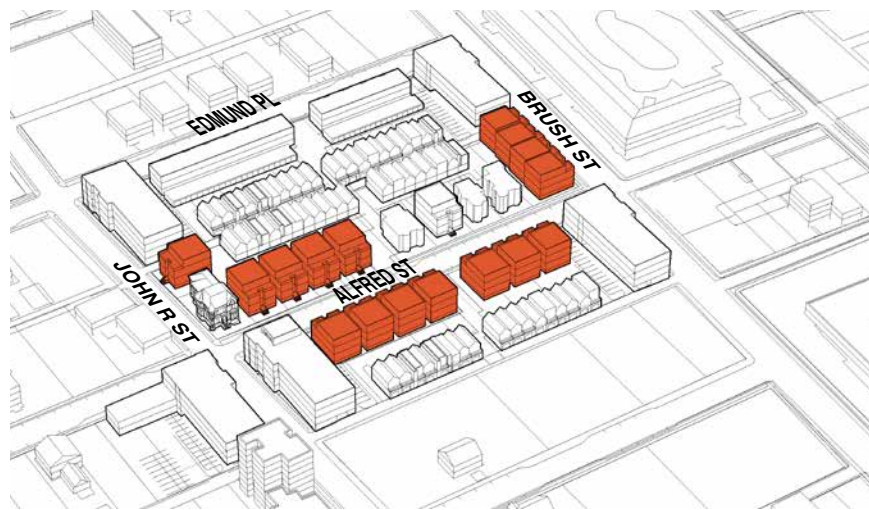
# TOWNHOMES STUDIO DWELL



RACE RESIDENCES, CHICAGO



# TOWNHOMES STUDIO DWELL

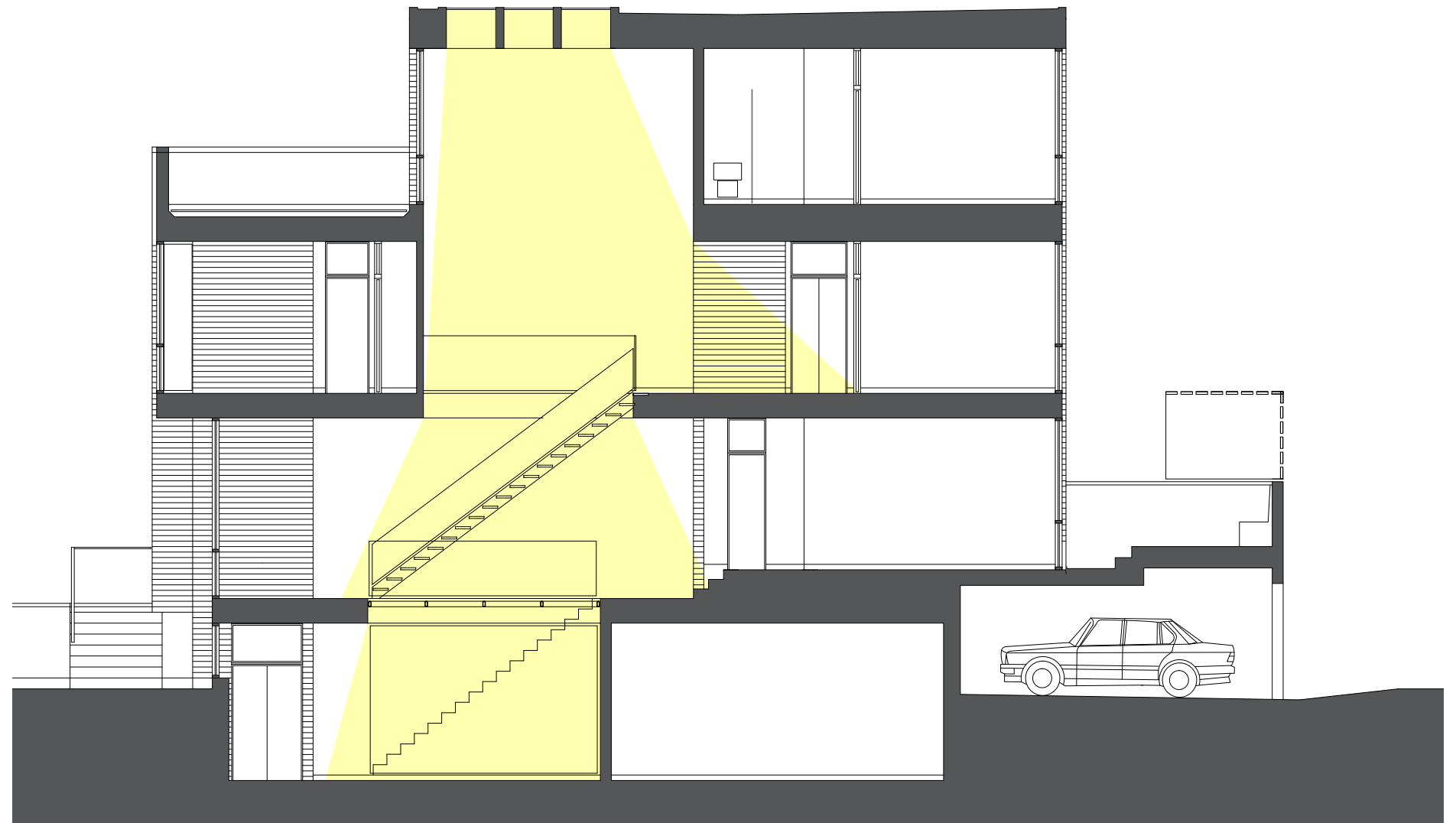
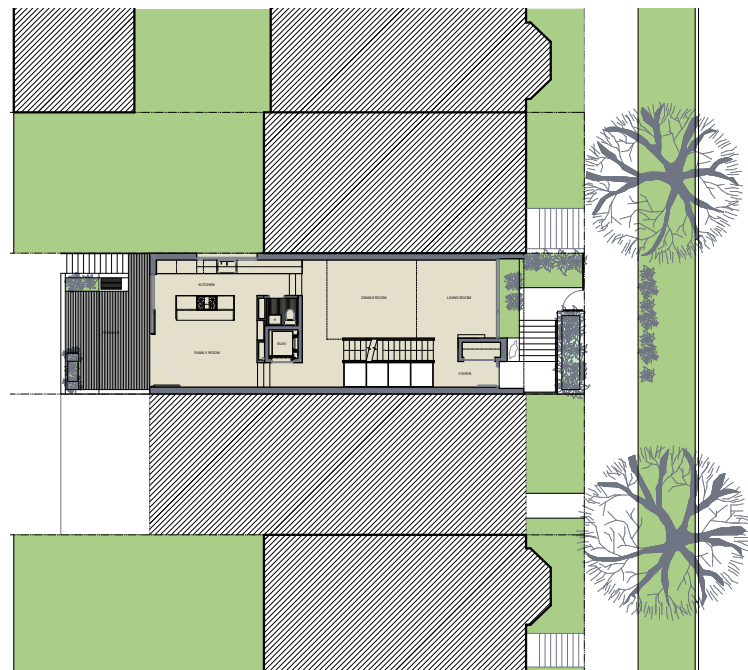
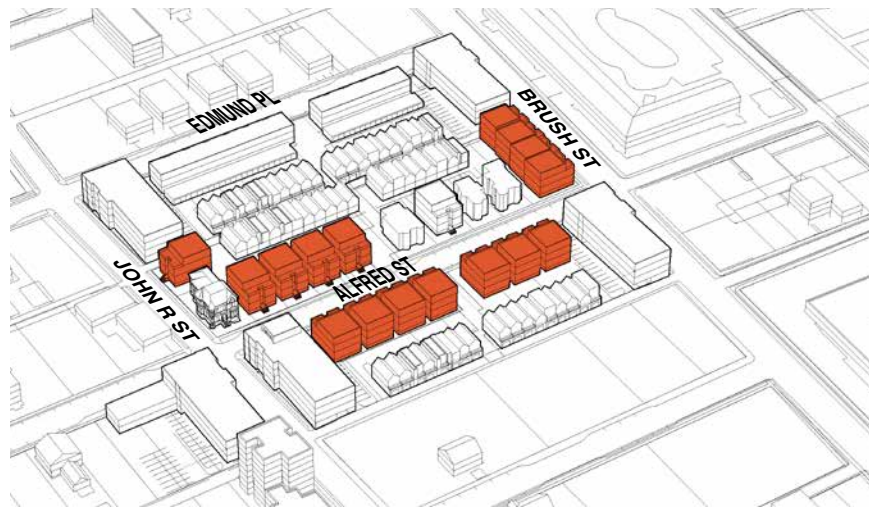


URBAN 24, CHICAGO



# TOWNHOMES

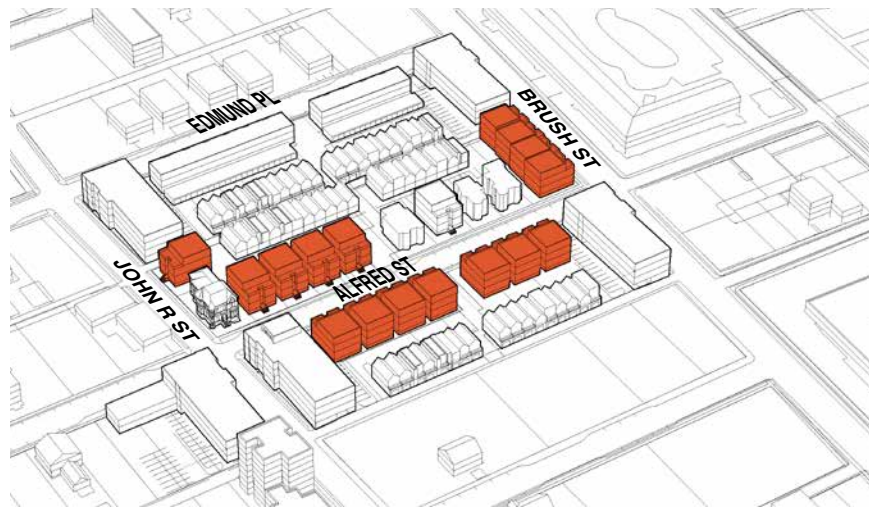
## STUDIO DWELL



URBAN 24, CHICAGO



# TOWNHOMES STUDIO DWELL



Urban 24

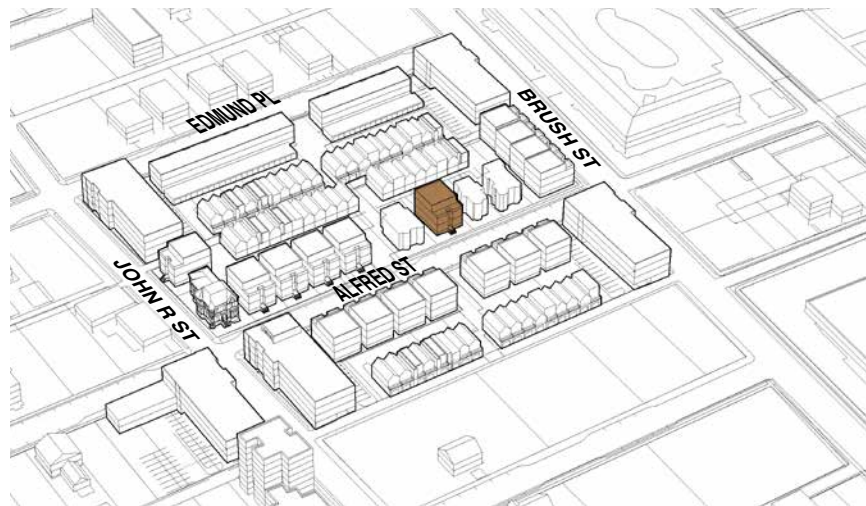


URBAN 24, CHICAGO



# BRUSH PARK A+B

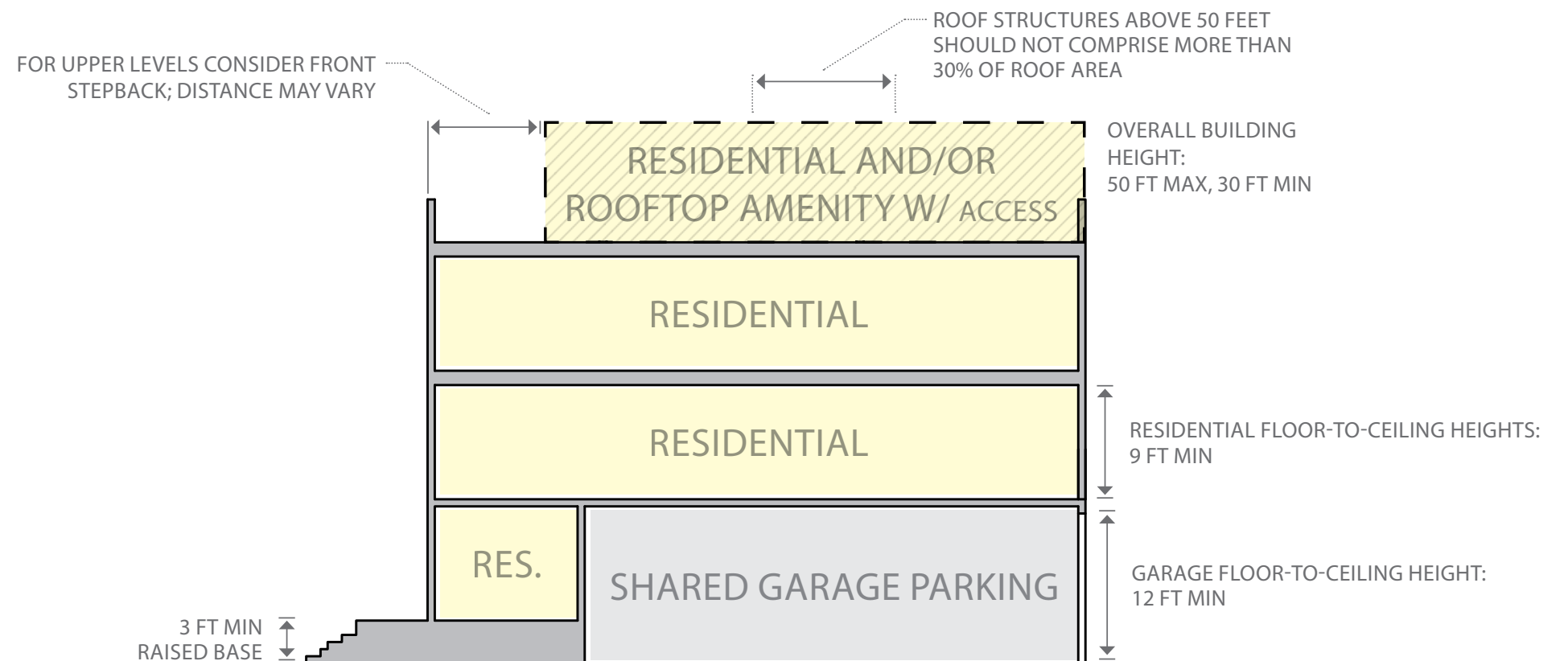
## HYBRID TOWNHOME (H)



**A unique townhome building that provides additional parking for residents.**

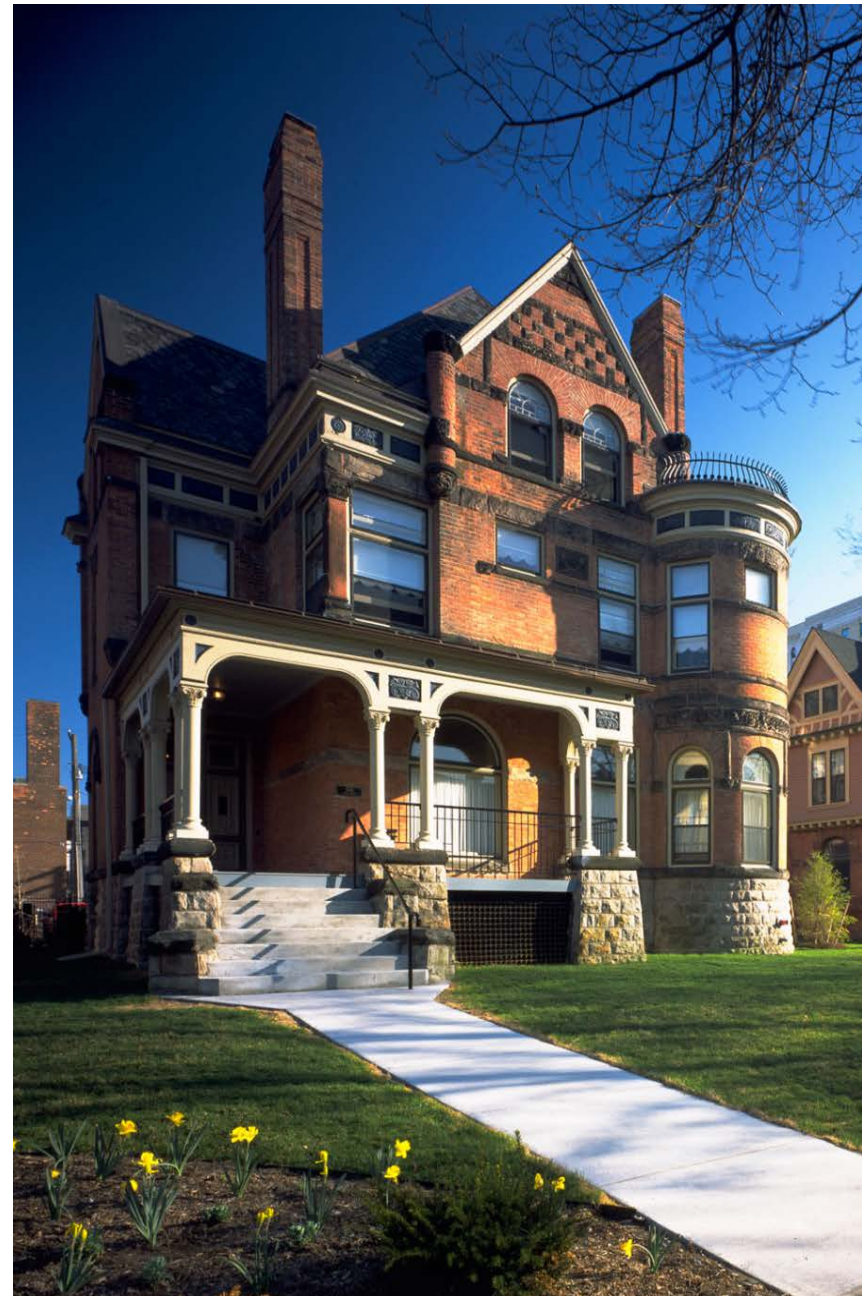
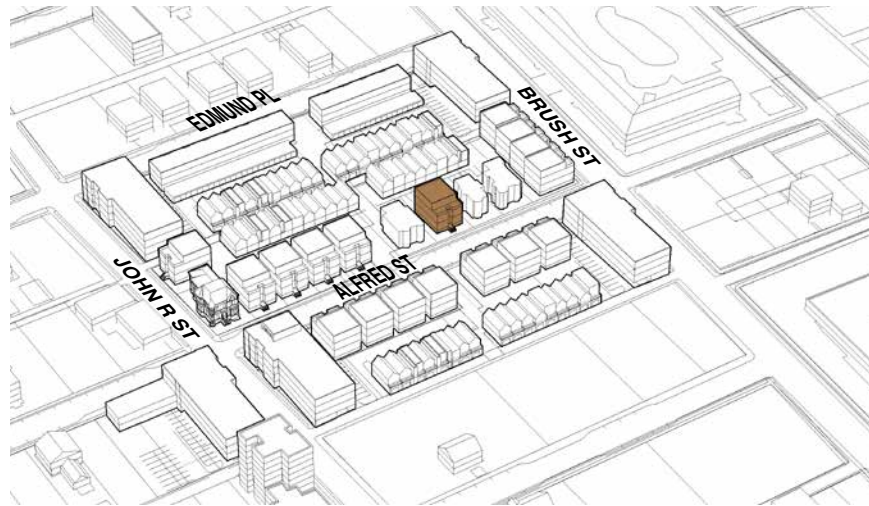
- For-sale units, with private open spaces and garage parking.
- Large living spaces may be appealing to individuals, couples, and families.
- Consistent with the form of adjacent historic structures.

### HYBRID TOWNHOME BUILDING, USE AND HEIGHT, TYP.





# HYBRID TOWNHOUSE HAMILTON ANDERSON



**EAST FERRY ST APARTMENT  
RENOVATIONS, DETROIT**

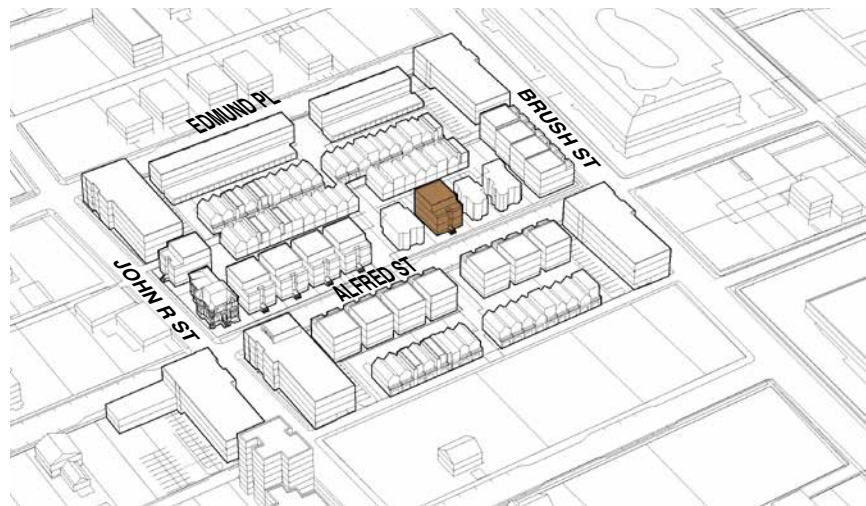


**CRYSTAL LOFTS, DETROIT**



# HYBRID TOWNHOUSE

## HAMILTON ANDERSON

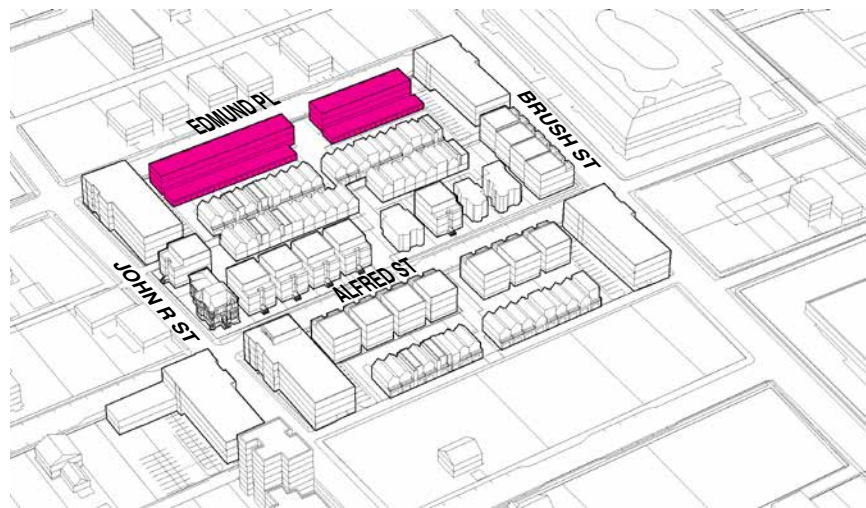


ONOMINISE RETREAT, NORTHPORT MI



# BRUSH PARK A+B

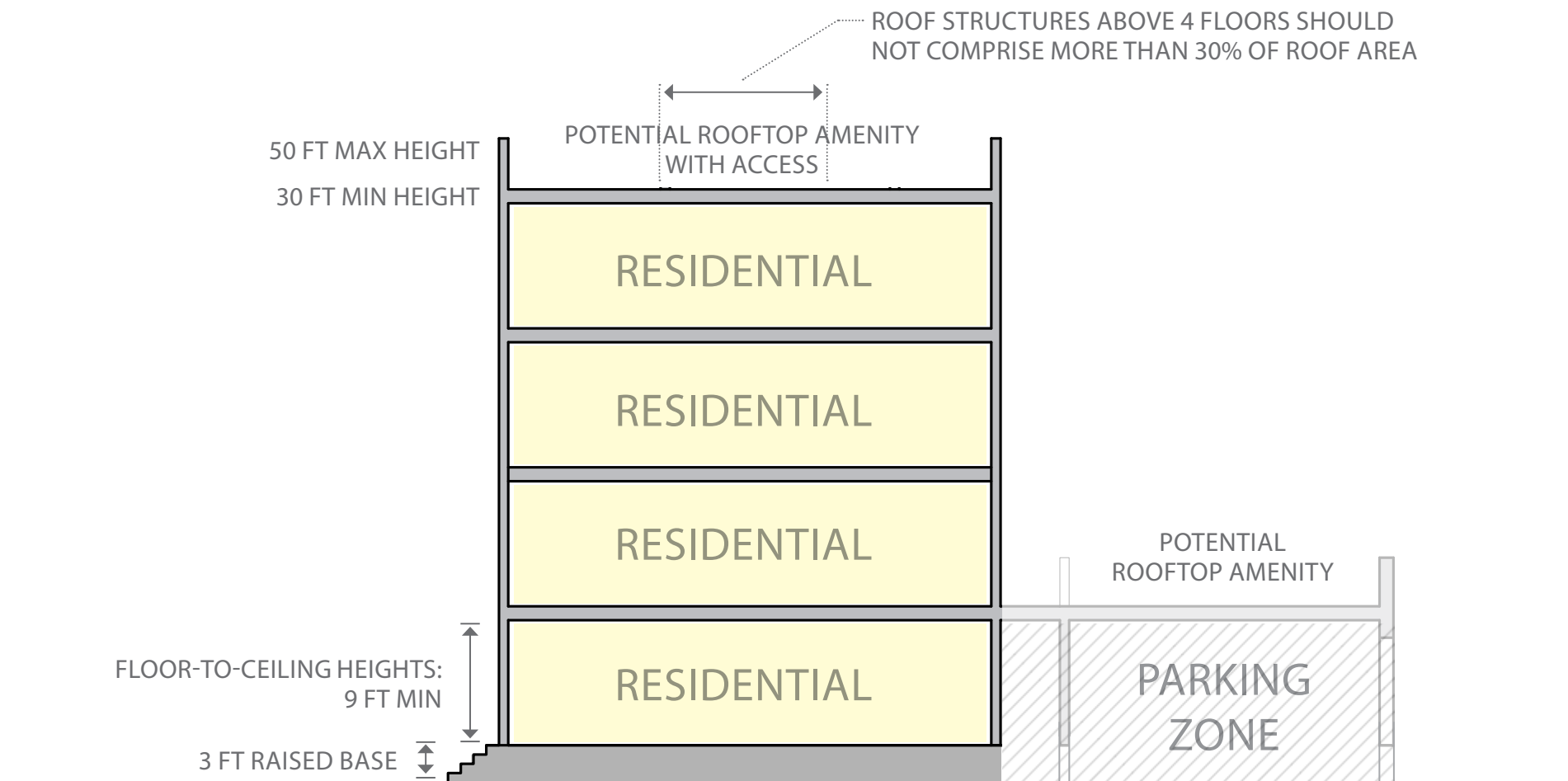
## DUPLEXES (D)



**Duplexes provide attractive street frontage along Edmund Street, a key east-west connector.**

- Rental units, providing a wider choice of rental housing within the neighborhood.
- An attractive option for individuals and couples.
- Diversity of private open spaces.

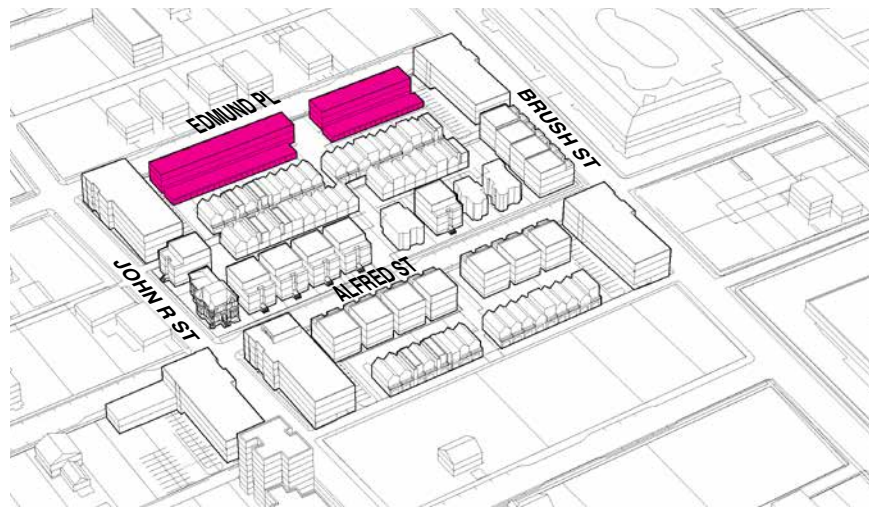
### DUPLEX BUILDING, USE AND HEIGHT, TYP.





# DUPLEXES

## MERGE ARCHITECTS

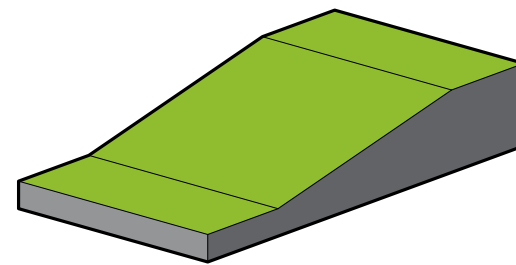
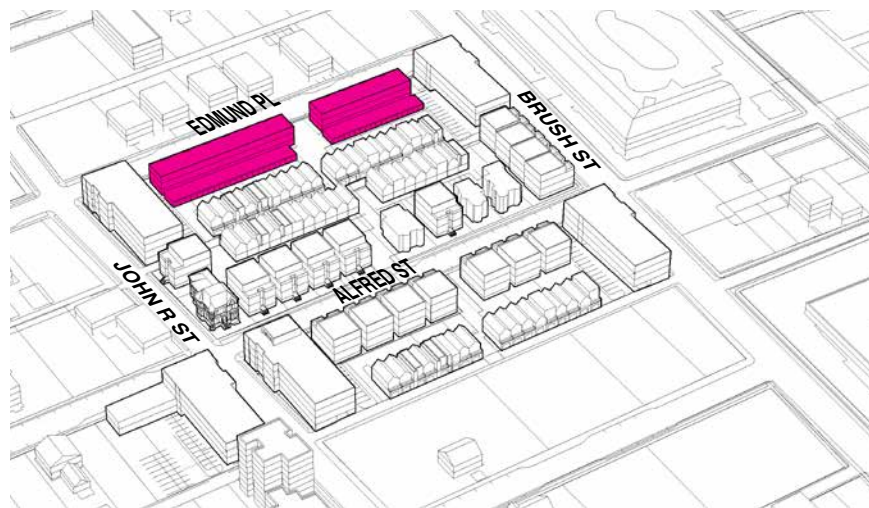


ALLANDALE HOUSES, WEST ROXBURY, MA

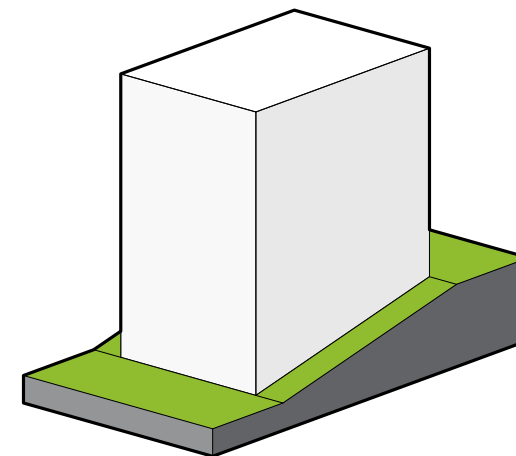


# DUPLEXES

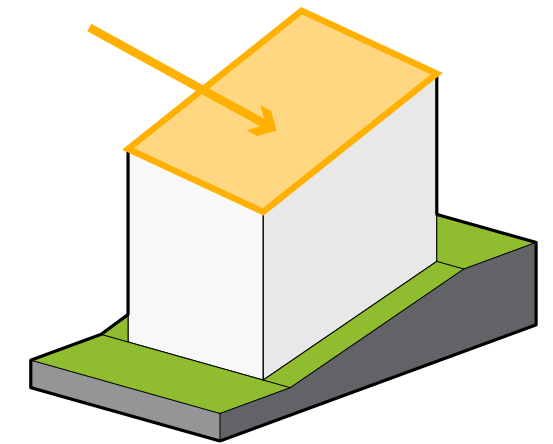
## MERGE ARCHITECTS



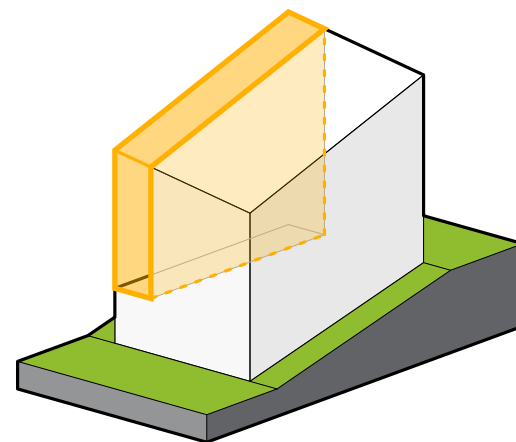
SLOPED SITE



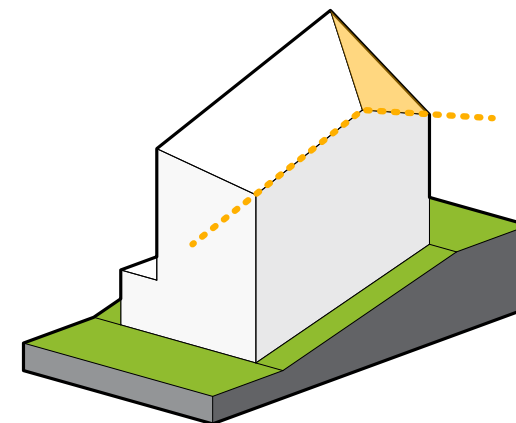
BASIC UNIT VOLUME



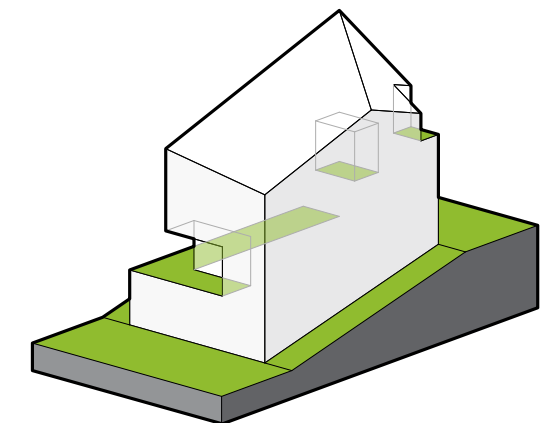
ROOF CUT TO OPTIMIZE SOLAR



VOLUME CUT TO CREATE UNIT SEPARATION



ROOF GABLE



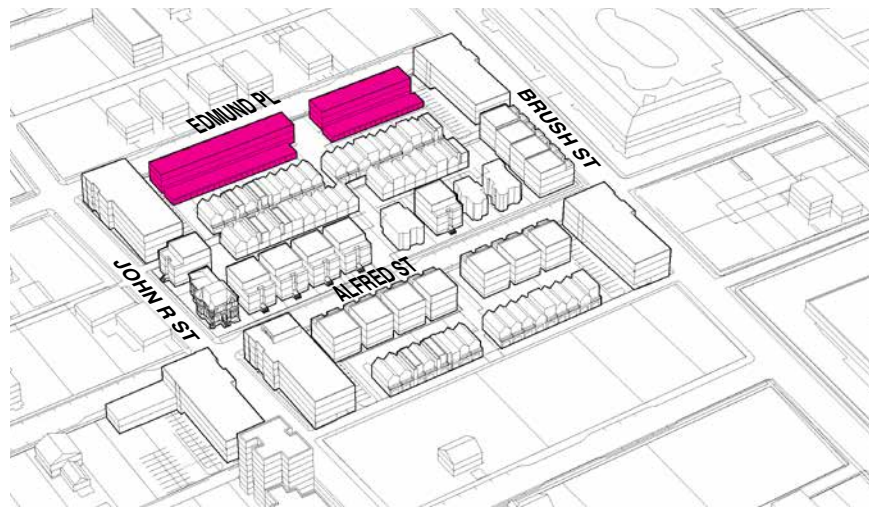
RECESSED BALCONIES

### ALLANDALE HOUSES, WEST ROXBURY, MA



# DUPLEXES

## MERGE ARCHITECTS

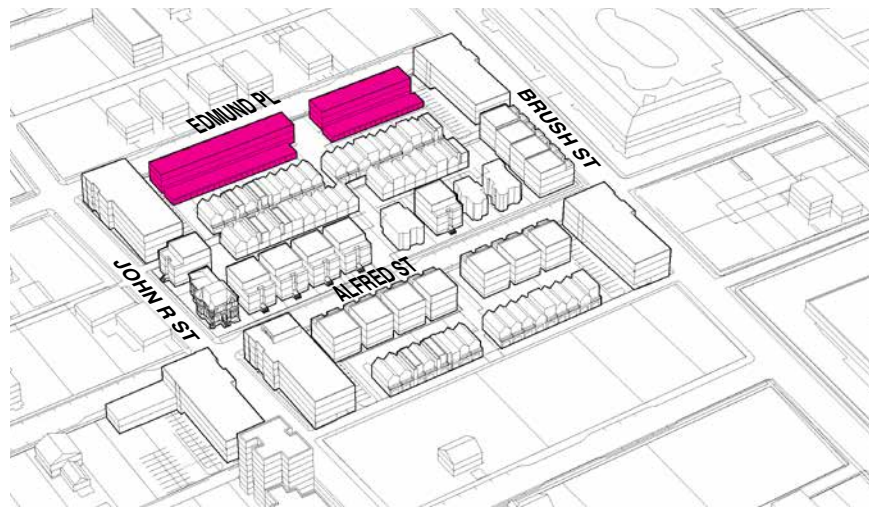


ALLANDALE HOUSES, WEST ROXBURY, MA



# DUPLEXES

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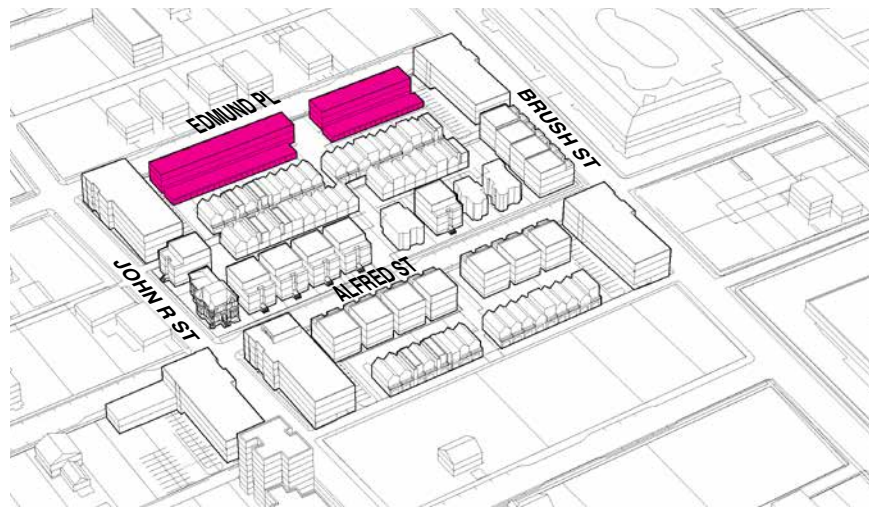


FORT HILL HOUSES, ROXBURY, MA



# DUPLEXES

## MERGE ARCHITECTS

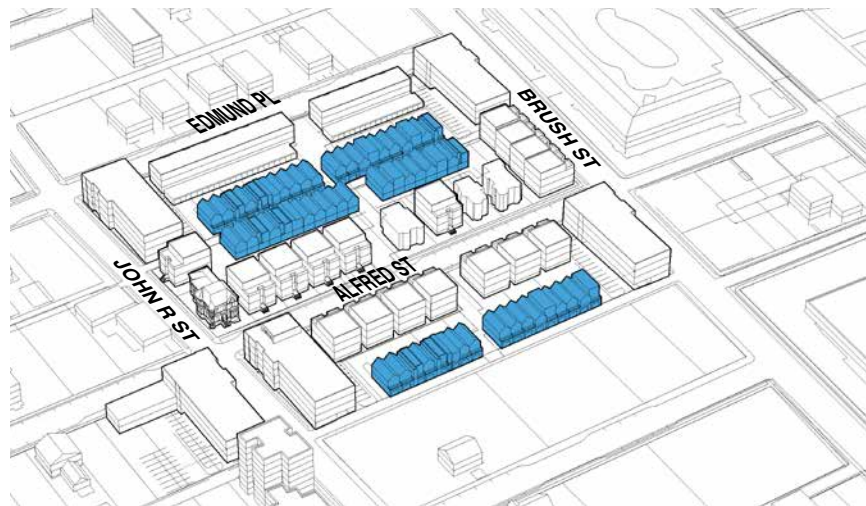


FORT HILL HOUSES, ROXBURY, MA



# BRUSH PARK A+B

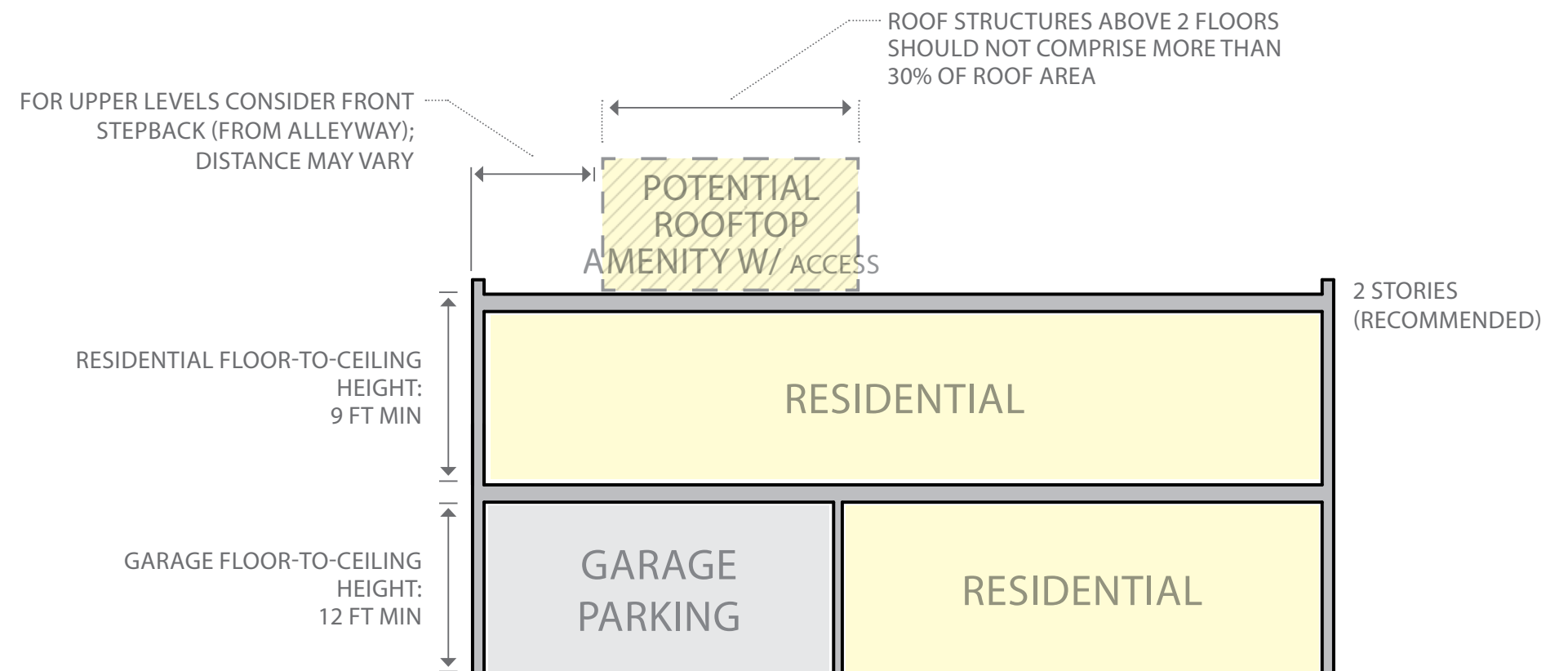
## CARRIAGE HOMES (CH)



**Carriage homes activate the alleys and revive one of Brush Park's historic building types in a modern way.**

- For-sale units, with private open spaces and garage parking.
- Appealing to individuals and couples seeking a unique living environment.
- Small-scale, consistent with the form of existing and historic structures.
- High-quality shared-alleyway design reinforced by natural surveillance techniques.

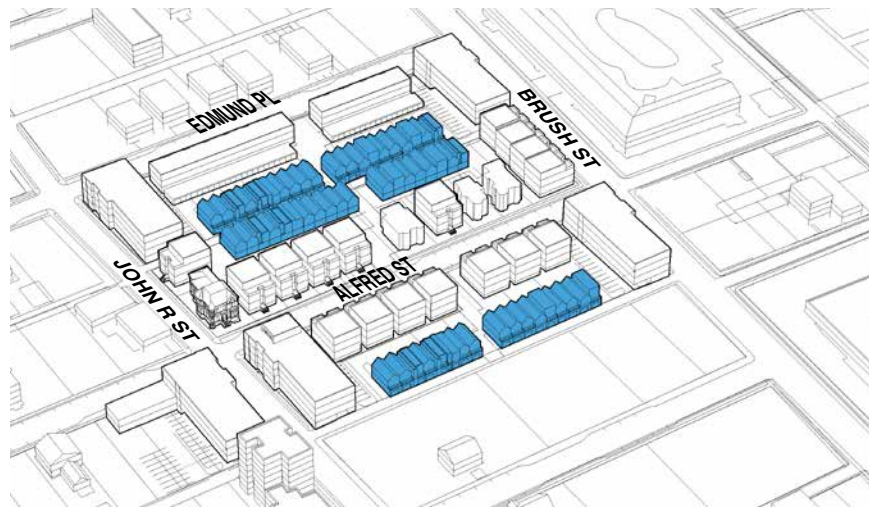
### CARRIAGE HOME BUILDING, USE AND HEIGHT, TYP.





# CARRIAGE HOMES

## MERGE ARCHITECTS

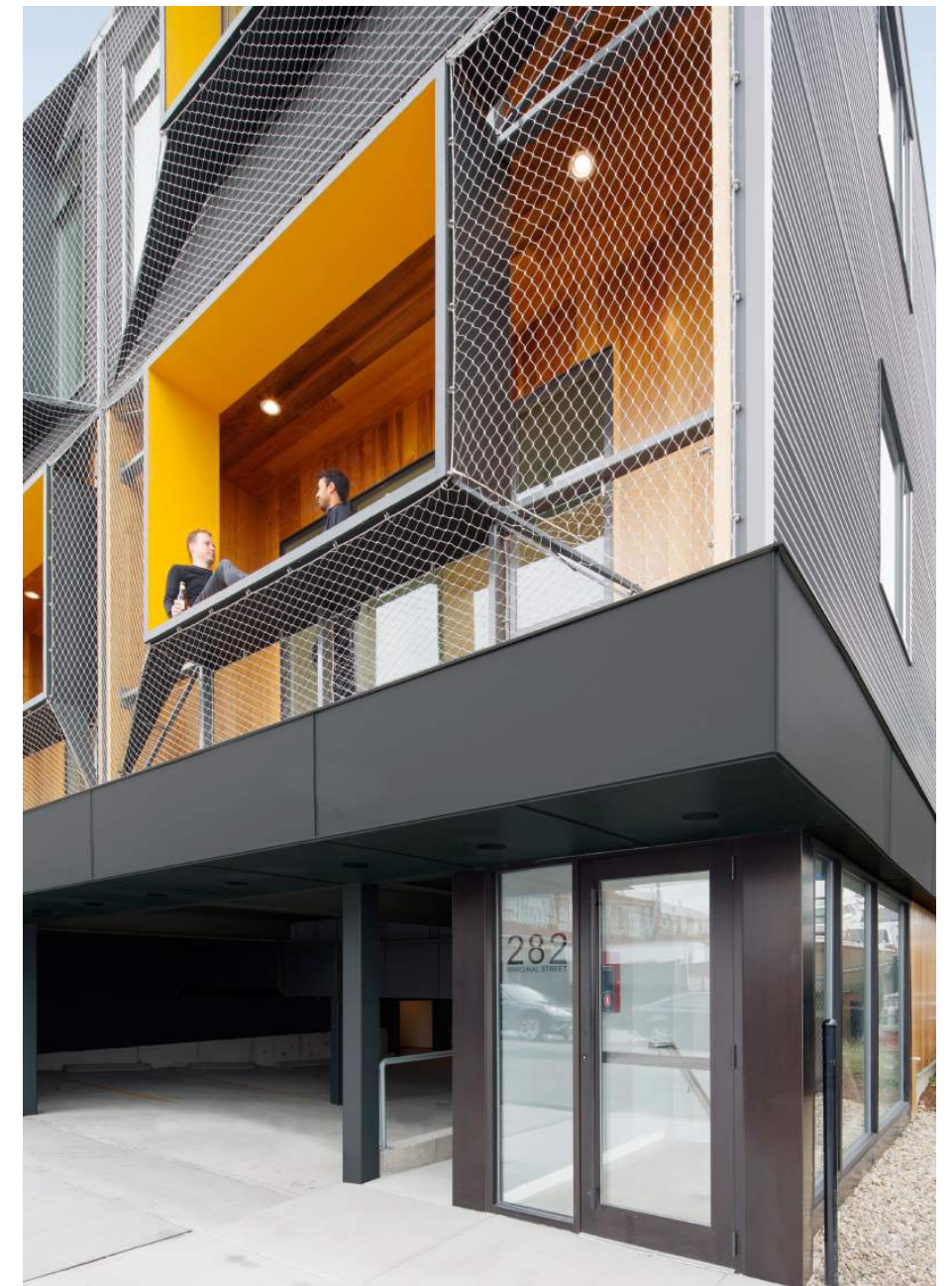
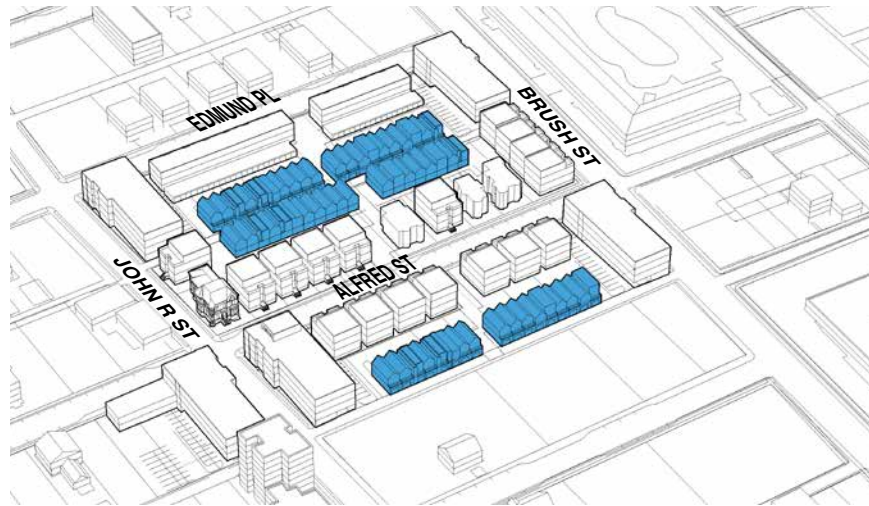


MARGINAL LOFTS, EAST BOSTON, MA



# CARRIAGE HOMES

## MERGE ARCHITECTS

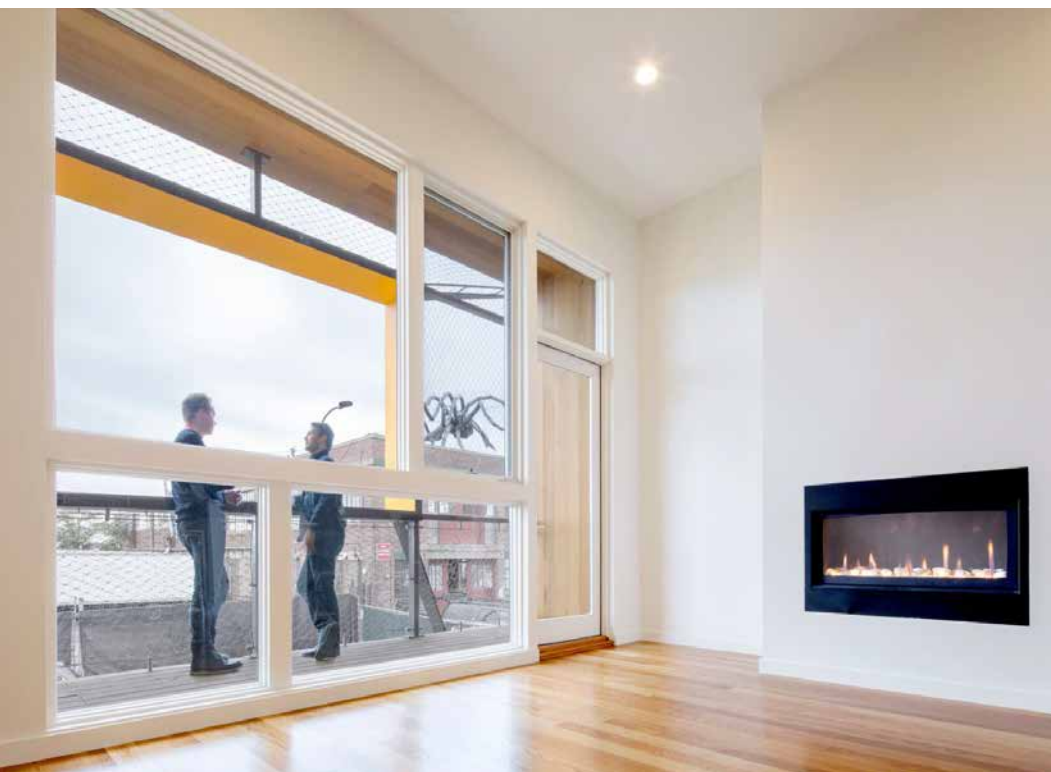
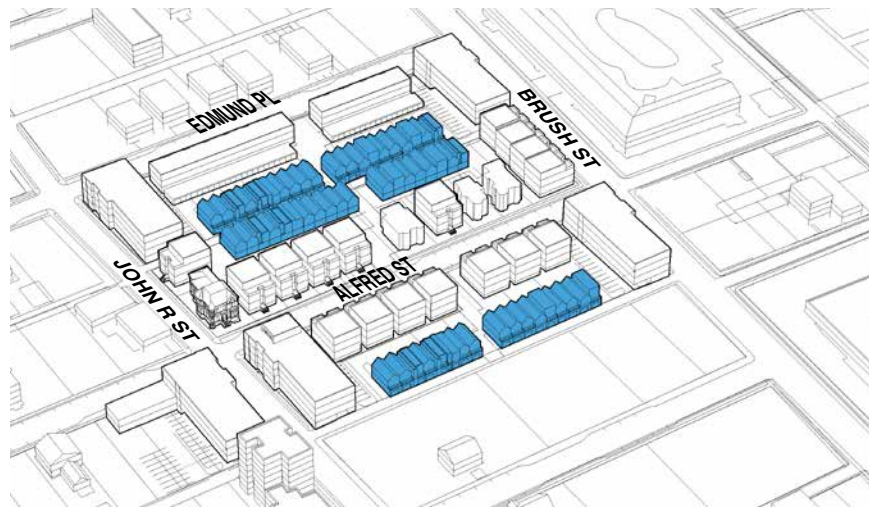


MARGINAL LOFTS, EAST BOSTON, MA



# CARRIAGE HOMES

## MERGE ARCHITECTS

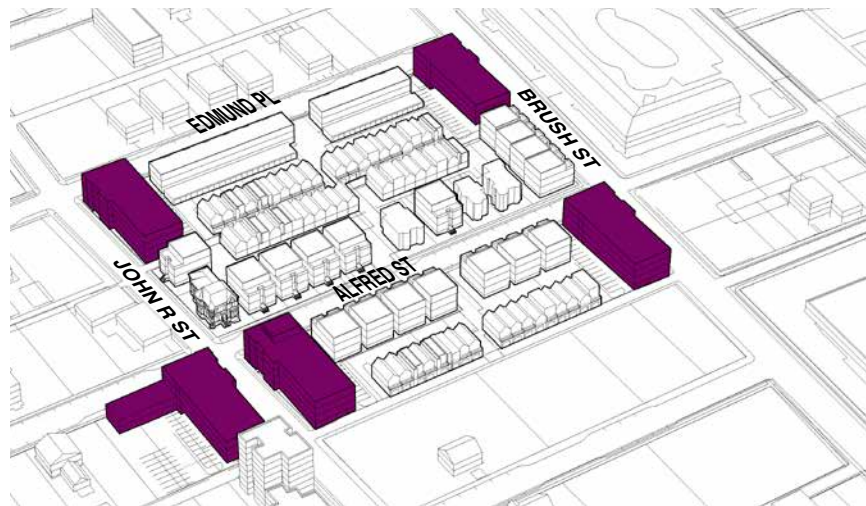


MARGINAL LOFTS, EAST BOSTON, MA



# BRUSH PARK A+B

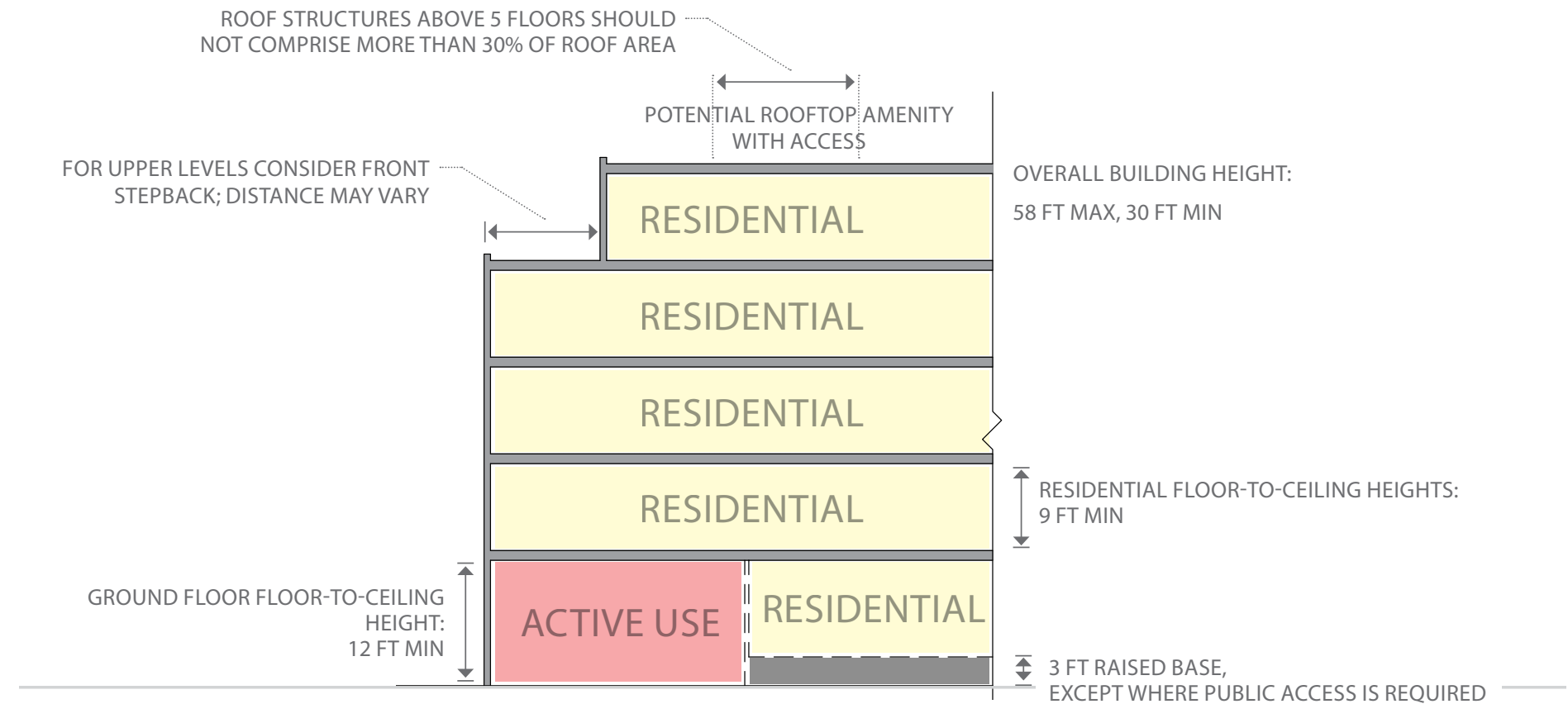
## APARTMENT BUILDINGS (A)



**Five mixed-use apartment buildings visibly anchor multiple corners of the development.**

- Rental units, with private and shared amenity spaces.
- An affordable option for individuals, couples, and roommates.
- Active ground floor uses, such as retail, service, or office.
- Pedestrian-oriented building frontages and entries to support walkability.

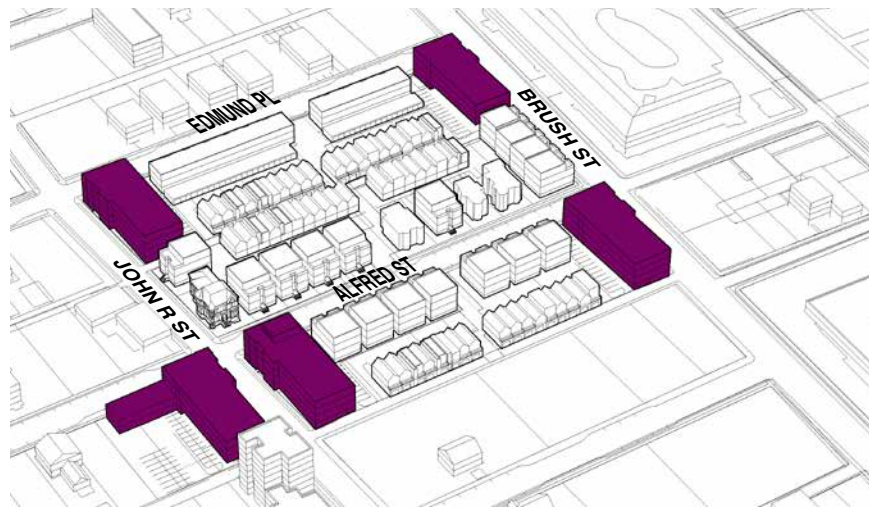
### APARTMENT BUILDING, USE AND HEIGHT, TYP.





# APARTMENT BUILDINGS

## LOHA (A-1, A-2, A-4, A-5)

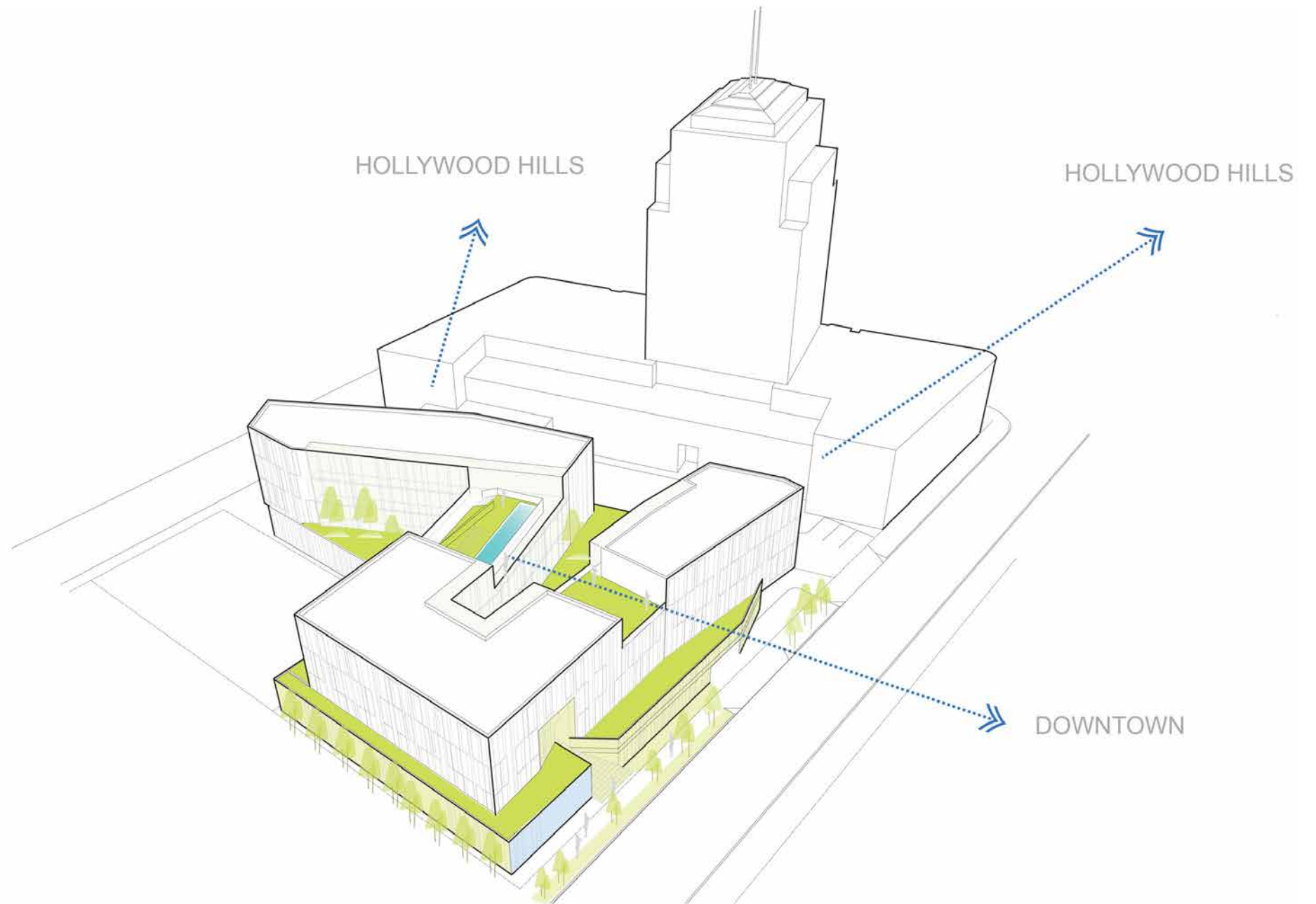
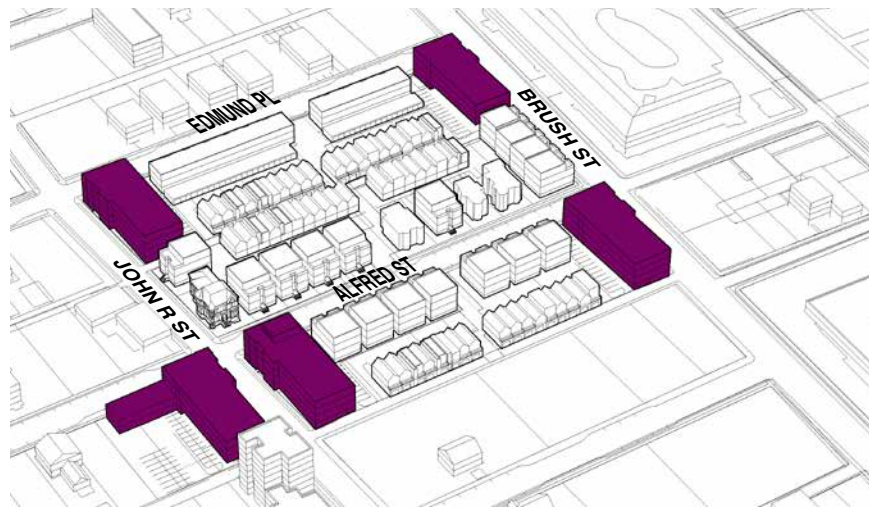


CLOVERDALE 727, LAS ANGELES, CA



# APARTMENT BUILDINGS

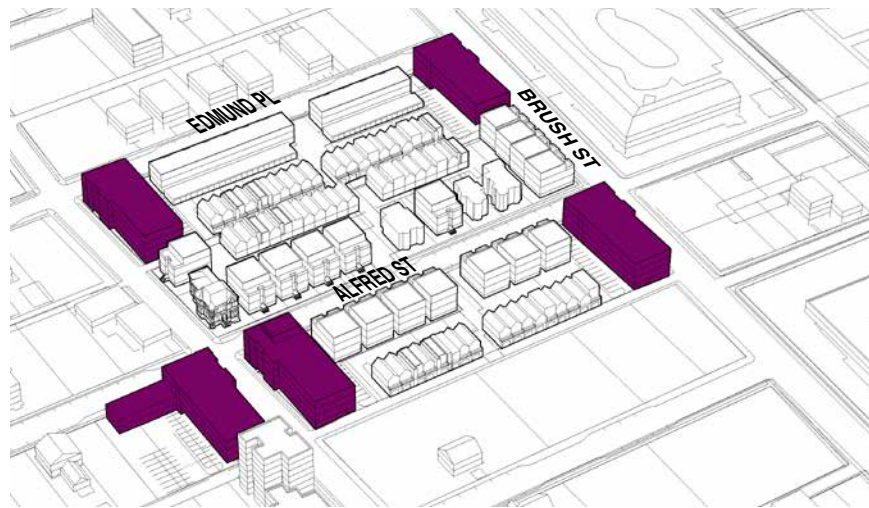
## LOHA (A-1, A-2, A-4, A-5)



CLOVERDALE 727, LAS ANGELES, CA



# APARTMENT BUILDINGS LOHA (A-1, A-2, A-4, A-5)

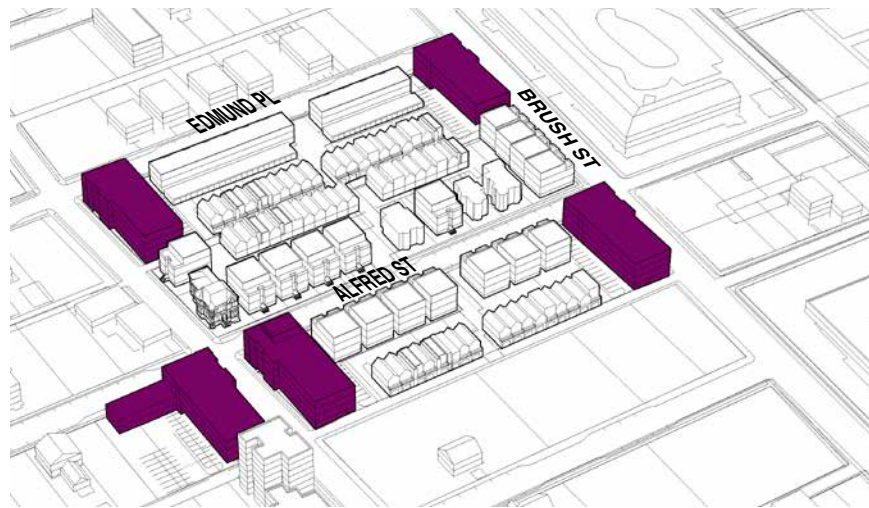


CLOVERDALE 727, LAS ANGELES, CA



# APARTMENT BUILDINGS

## LOHA (A-1, A-2, A-4, A-5)

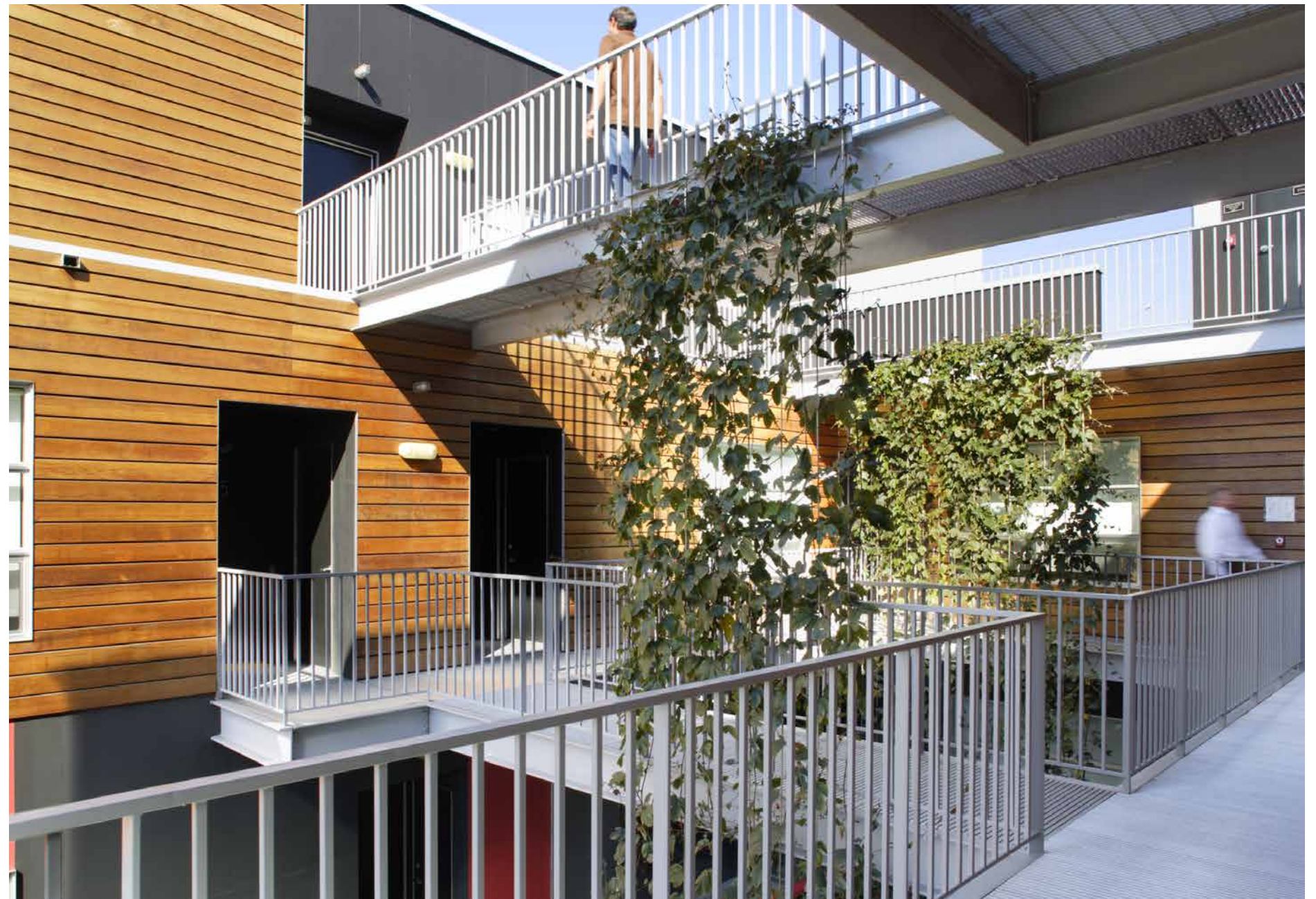
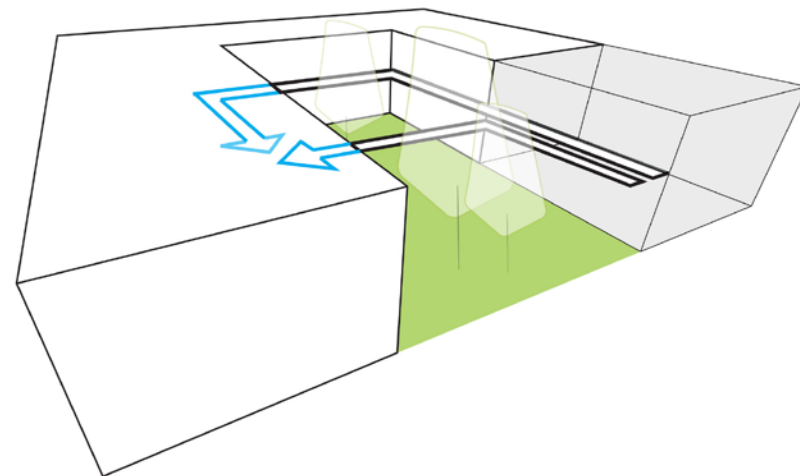
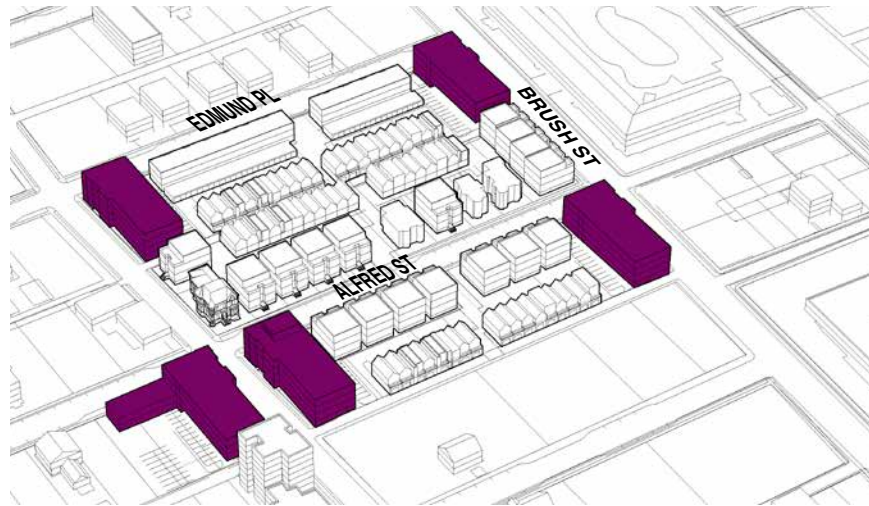


GARDNER 1050, LAS ANGELES, CA



# APARTMENT BUILDINGS

## LOHA (A-1, A-2, A-4, A-5)

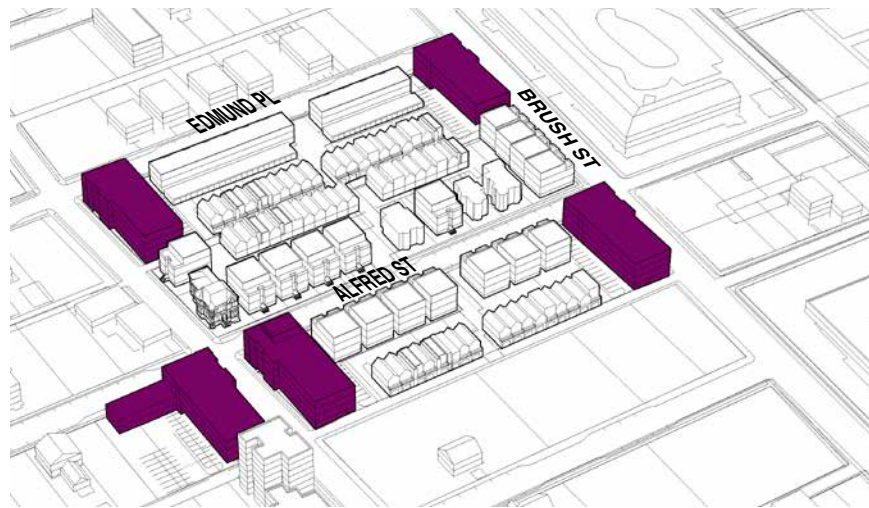


GARDNER 1050, LAS ANGELES, CA



# APARTMENT BUILDINGS

## LOHA (A-1, A-2, A-4, A-5)

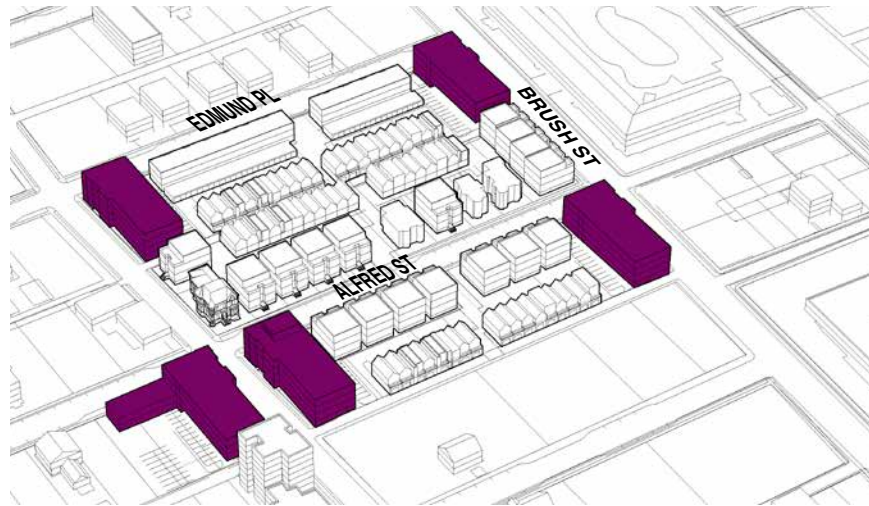


GARDNER 1050, LAS ANGELES, CA



# APARTMENT BUILDINGS

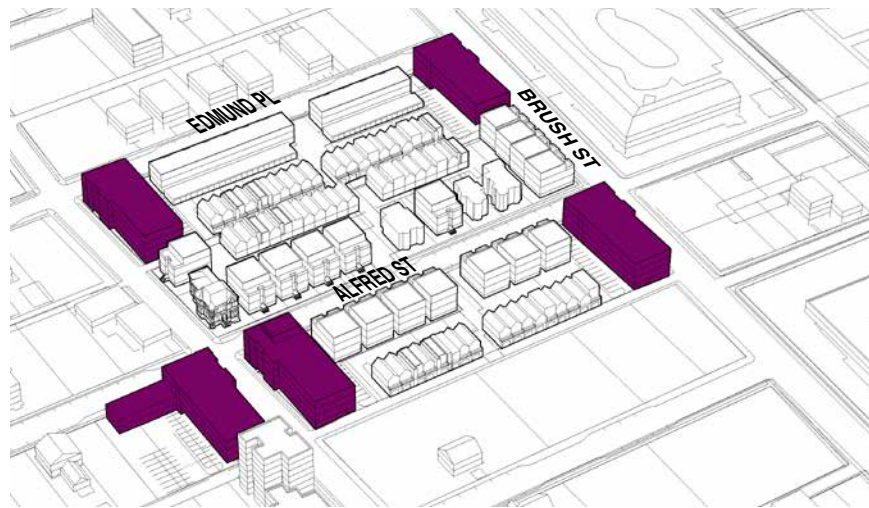
## HAMILTON ANDERSON (A-3)



MICHIGAN STATE WELLS HALL, EAST LANSING, MI



# APARTMENT BUILDINGS HAMILTON ANDERSON (A-3)

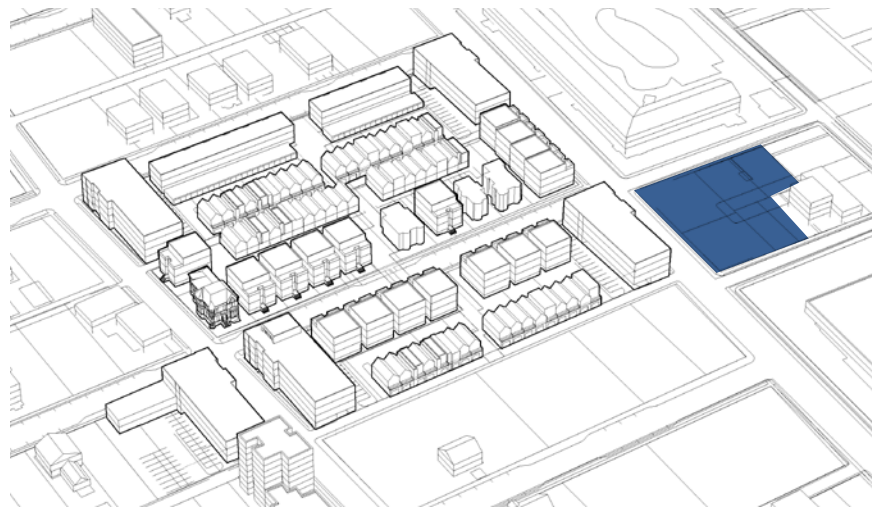


MIXED-USE WOODWARD, DETROIT, MI



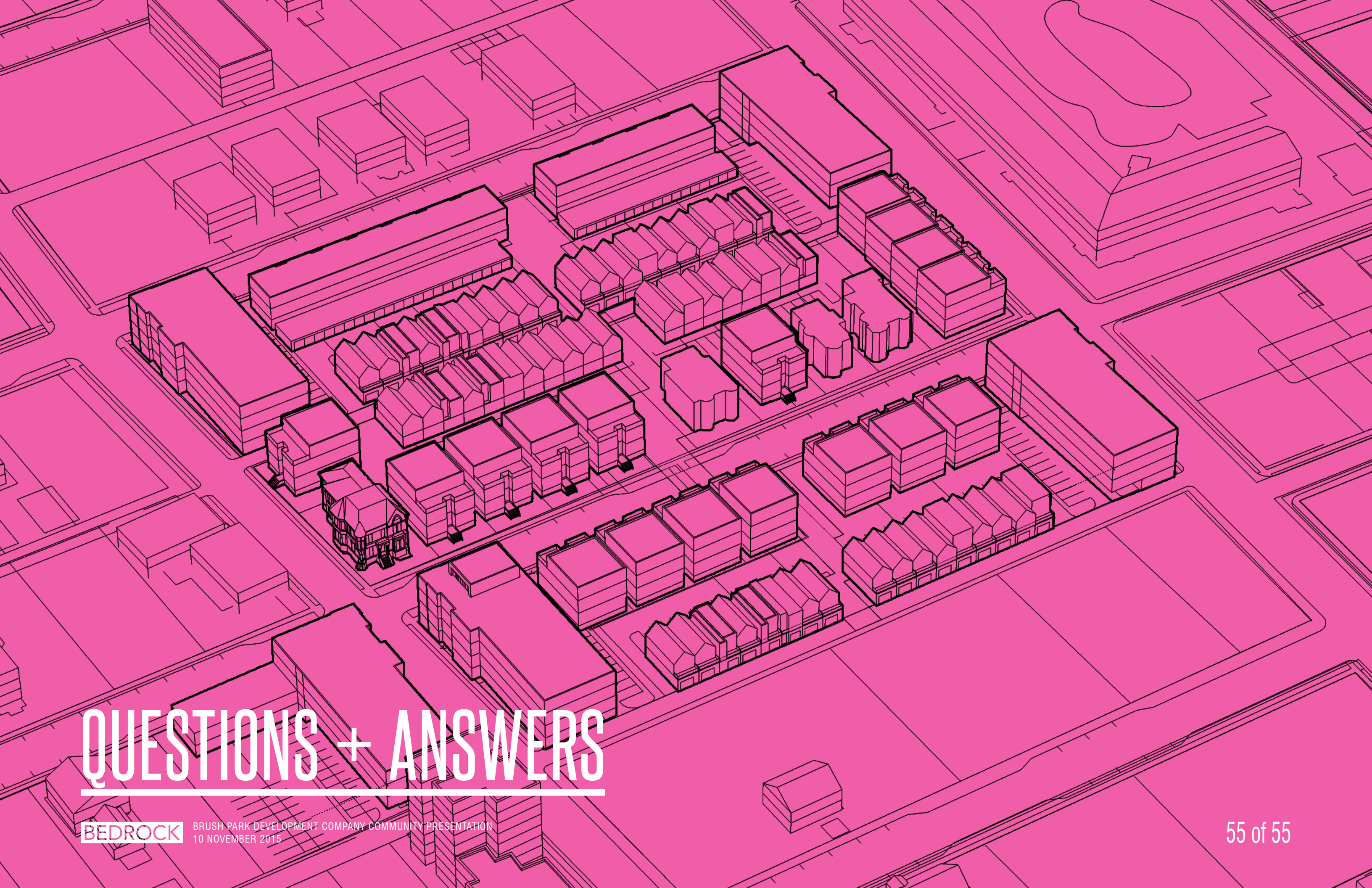
# X-1

## HAMILTON ANDERSON



MIXED-USE WOODWARD, DETROIT, MI





# QUESTIONS + ANSWERS