

287/295/301 WATSON

DETROIT, MI 48201

DEVELOPMENT CONCEPT PRESENTATION

NOVEMBER 2020



KIPLING
Development

Prepared exclusively for the Brush Park CDC

PROJECT SUMMARY

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Kipling Development is designing a 16-unit, ground-up, mixed-income condominium project in the heart of historic Brush Park. The project currently consists of 12 bilevel townhomes and 4 carriage houses, 25% of which are reserved at a price for homebuyers who qualify at 80% AMI. The project is being designed in coordination with the City of Detroit's Planning & Development Department, City Planning Commission, and Historic District Commission to be in alignment with the Brush Park Form Based Code that was approved in July 2020.

<i>Unit Type</i>	Townhomes	Carriage Homes
<i>Unit Count</i>	12	4
<i>Average SF</i>	900 – 1000	1,200
<i>Floorplan</i>	2bed ◦ 2bath	2bed ◦ 2.5bath



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PROJECT LOCATION

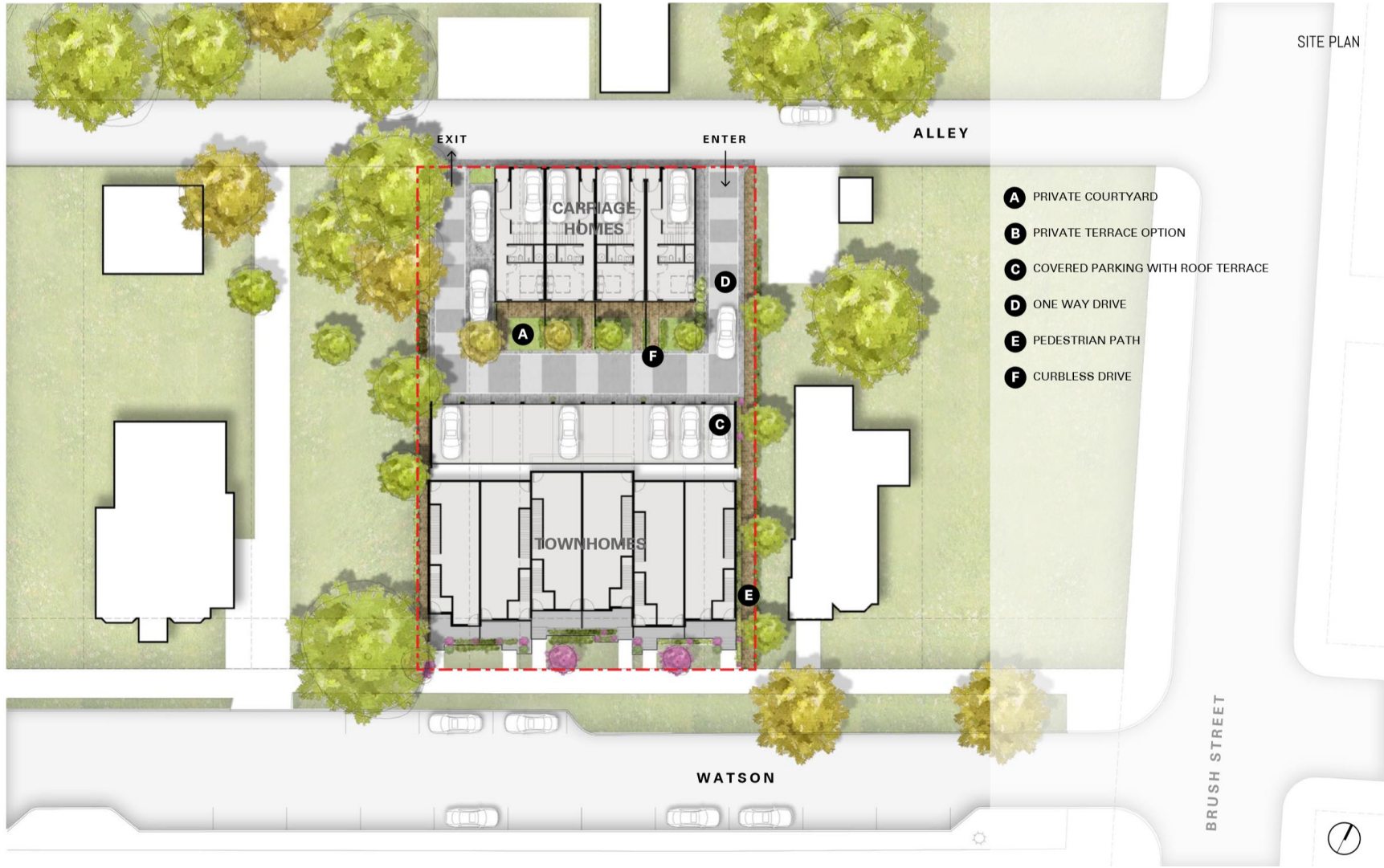


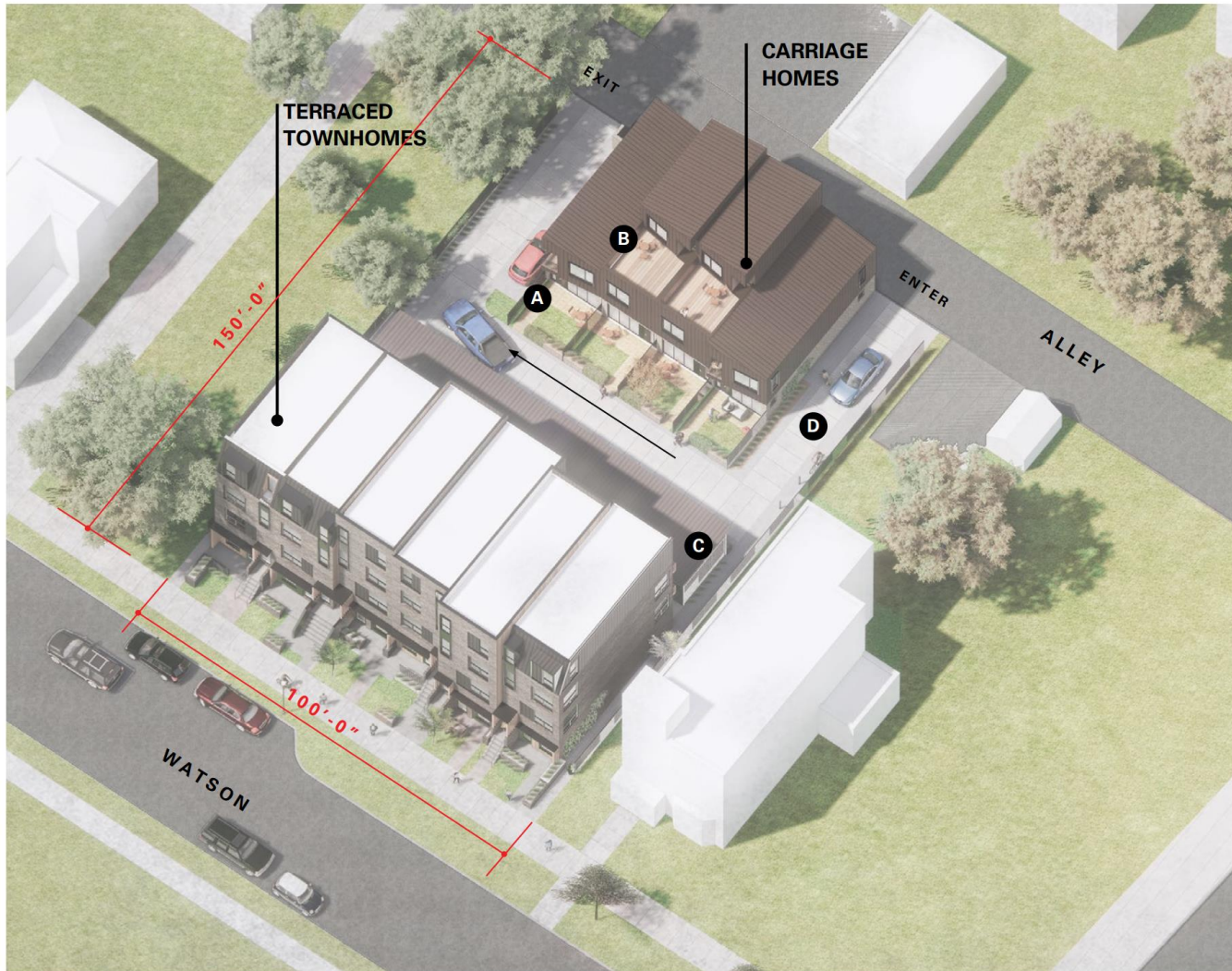
CURRENT STATUS & KEY PROJECT DATES

CITY OF DETROIT APPROVALS	DATE	CURRENT STATUS
Historic District Commission	10/14/2020	<i>Approved at 10/14 Meeting</i>
CPC <i>Brush Park Form-Based Code approved by City Council Application Submission</i>	July 2020 November 2020	<i>CPC application being finalized</i>
City Council (Land Sale) <i>Council of the Whole Planning & Economic Development Committee Council of the Whole</i>	11/17/2020 11/19/2020 11/24/2020	<i>Submitted to City Council</i>

BRUSH PARK CDC MEETING REQUEST

- Support letter from the CDC for the City of Detroit process
- Assistance in connecting with adjacent property owners





WATSON PARCELS DEVELOPMENT SUMMARY OPTION 1

RESIDENTIAL		+/- 16 UNITS		
HOUSING TYPE	UNITS	LEVELS	PARKING (SPACES:UNIT)	PRIVATE OPEN SPACE
Stacked Townhomes	12	4	0.5:1 Covered	balconies, terraces
2-BR, 900-1,000 SF	12			
Carrige Homes	4	2,3	1:1, attached	courtyard, terraces
2-BR, 1000-1,200 SF	2			
3-BR, 1,500 SF	2			
TOTAL GSF	+/- 21,000 GSF			
RESIDENTIAL PARKING SUMMARY**				
Total off-street provided	+/- 14 Spaces			
Total required	+/- 8 Spaces @ 0.5 per unit average			
Surplus	+/- 6 off-street spaces			
Total on-street provided	+/- 13 spaces			

**PARKING REQUIREMENT GUIDELINES FOLLOW FORM BASED CODE

- A** PRIVATE COURTYARD
- B** PRIVATE TERRACE OPTION
- C** CAR PORT
- D** ONE WAY DRIVE

TOWNHOMES

TOWNHOUSE
scale: NTS



standing seam
metal roof, typ. all
pitched roofs

metal panel

wood slat privacy
screen

brick planters,
match building

metal panel or standing
seam metal panel insert

modular brick

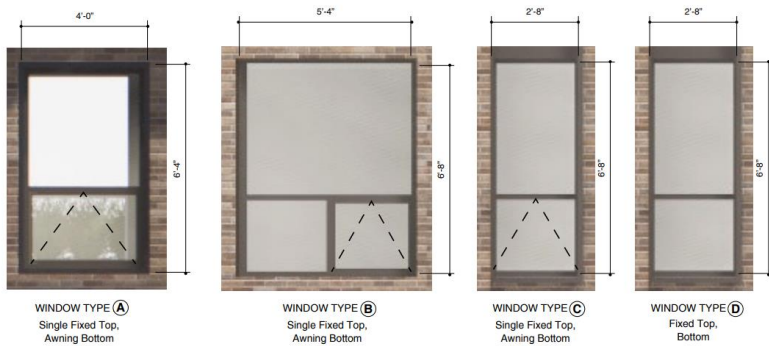
steel canopy

wood or wood composite
- natural tone

concrete stairs

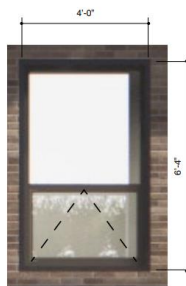
TOWNHOME ELEVATIONS

scale: 3/32" = 1'-0"

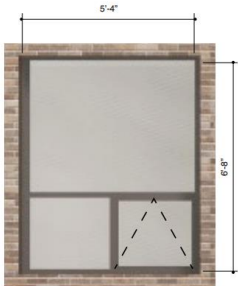


TOWNHOME ELEVATIONS

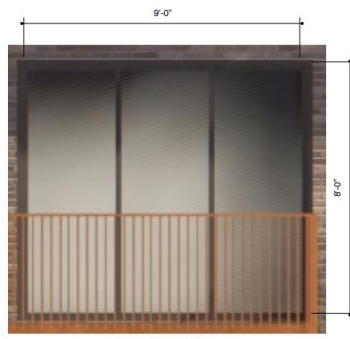
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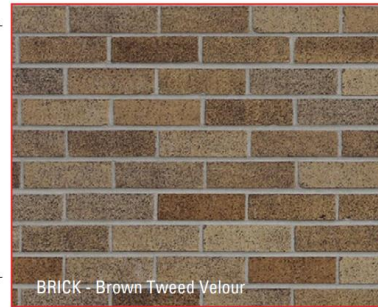
WINDOW TYPE (A)
Single Fixed Top,
Awning Bottom



WINDOW TYPE (B)
Single Fixed Top,
Awning Bottom



WINDOW TYPE (E)
Sliding Door



CARRIAGE HOMES

Scale: N1S



wood or wood composite

roof deck

corrugated metal panel

modular brick

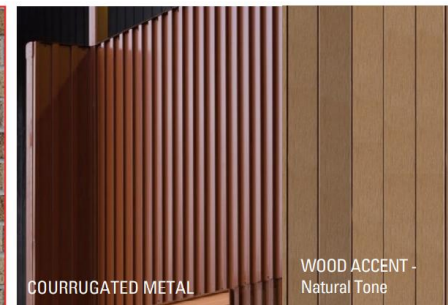
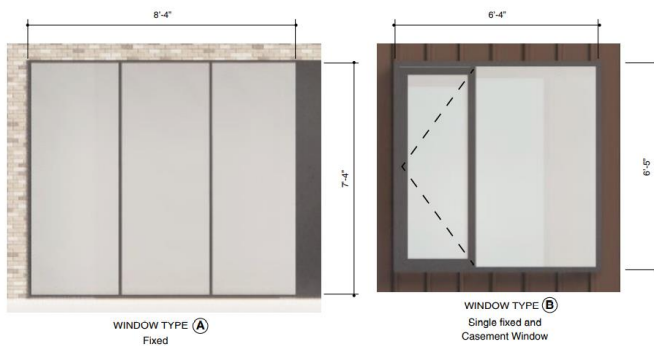
steel railing

private courtyard

steel screen divider

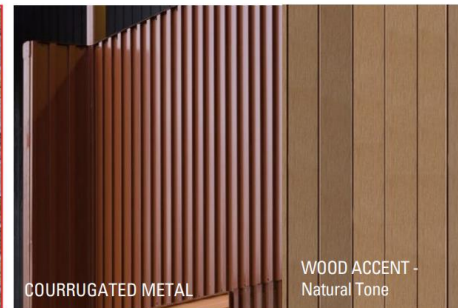
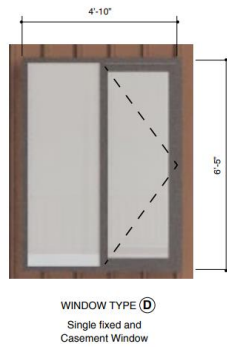
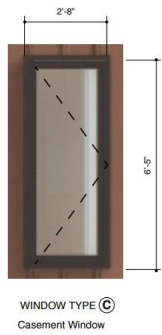
CARRIAGE HOME ELEVATIONS

scale: 3/32" = 1'-0"



CARRIAGE HOME ELEVATIONS

scale: 3/32" = 1'-0"



WOOD ACCENT - Natural Tone

METAL PANEL - Classic Bronze