

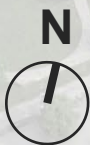
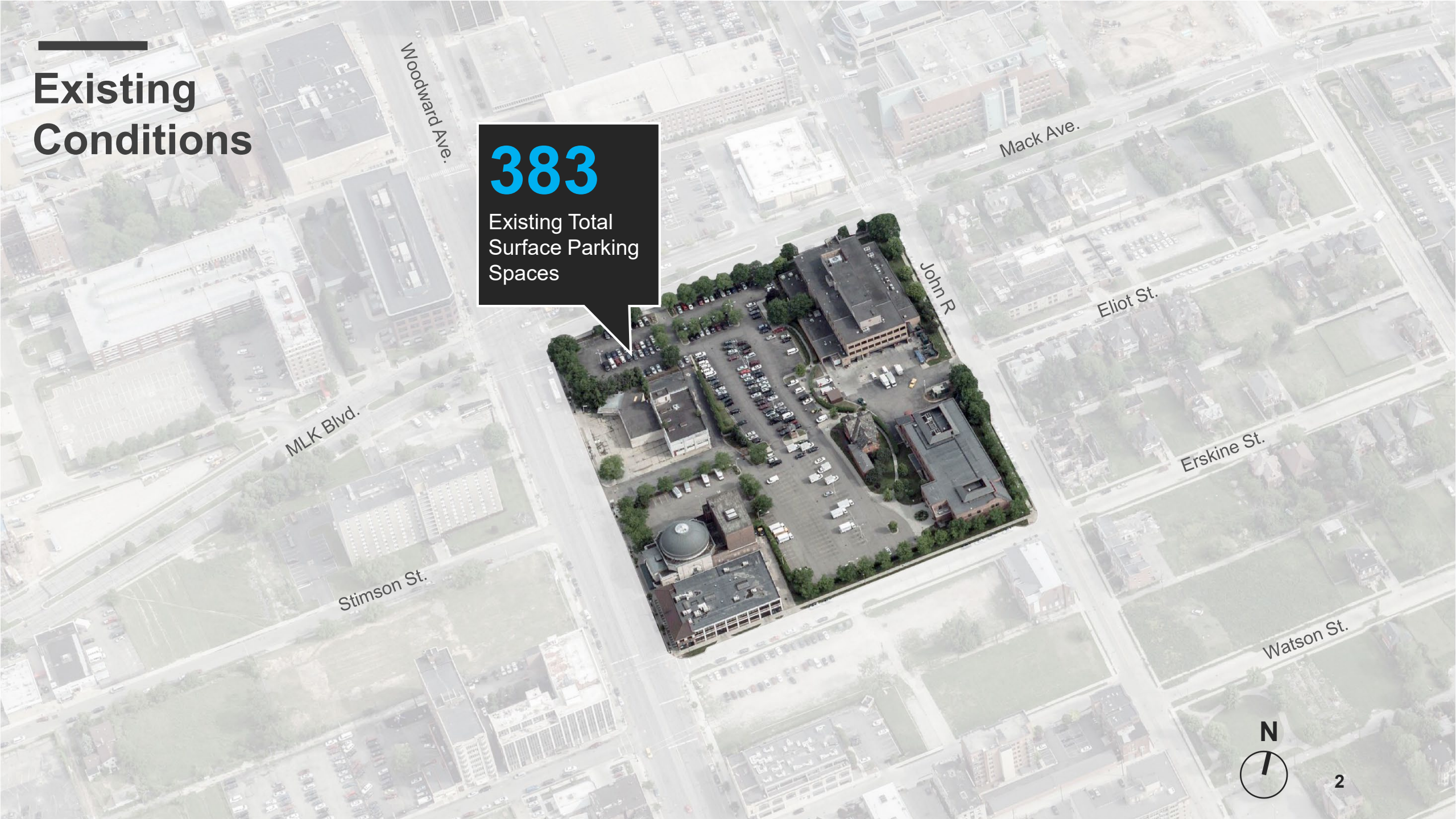


SOMA
DETROIT +

Existing Conditions

383

Existing Total Surface Parking Spaces



Existing Conditions

250
Spaces for existing Red Cross Building

430
Total spaces needed for existing facilities

30
Spaces for existing MSU Office Building

150
Spaces for existing Red Cross Building



Future Hotel Use

530

spaces to support
future development
and existing uses.

100

Spaces needed
for new West
Elm Hotel

250

150

30



Future West Elm Hotel



BONSTELLE THEATER

HOTEL

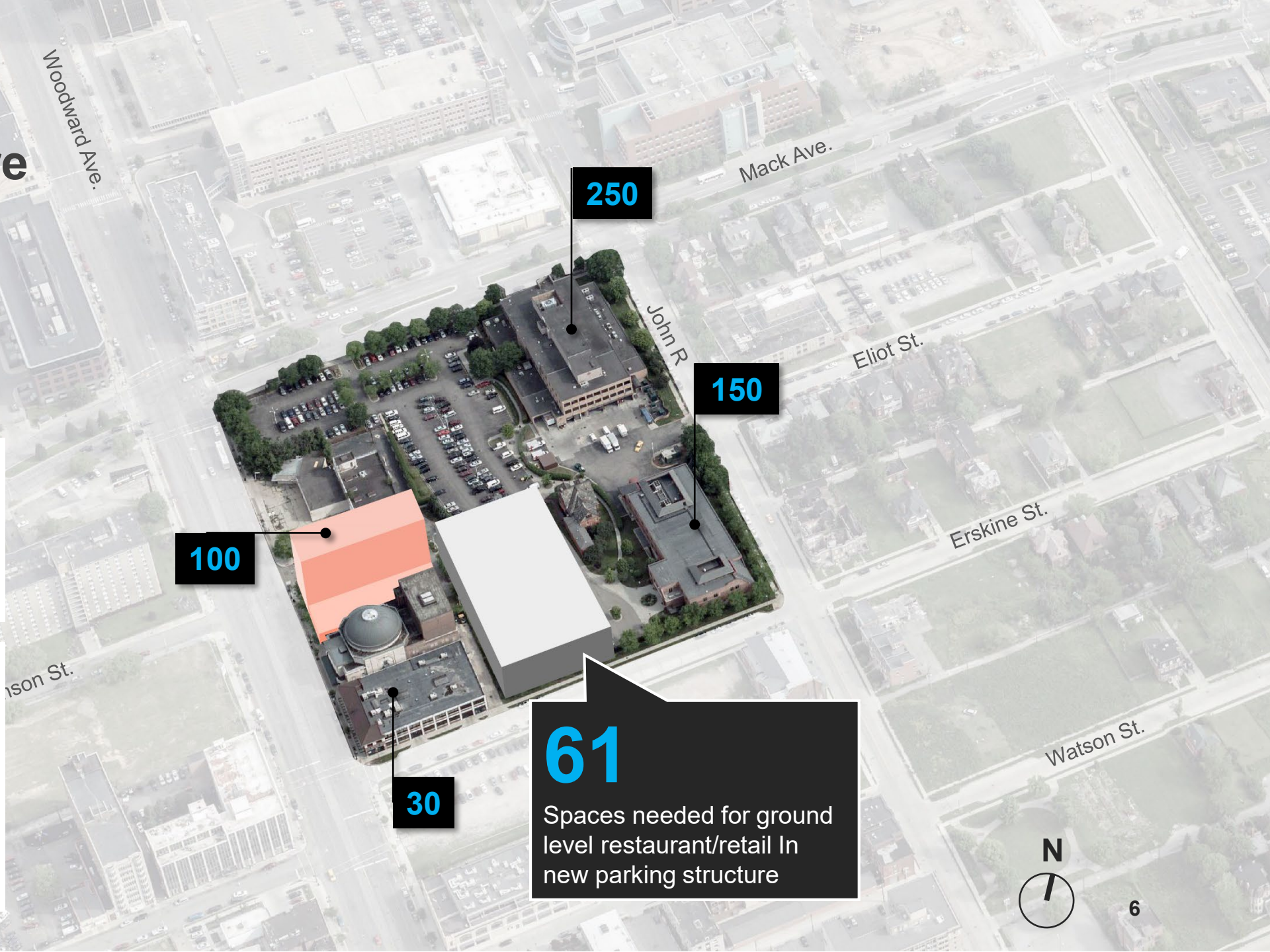
Proposed Parking Structure

591

Total parking spaces
in new structure.

208

Additional spaces
from **383** to support
future development
and uses



Spaces needed for ground
level restaurant/retail in
new parking structure

Proposed Parking Structure

591 Total spaces
5 Stories
Retail at ground level



Future Corner Development

TBD

Future development at the corner of Mack and Woodward will provide its own on site parking.



TBD

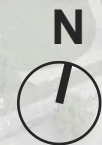
250

150

100

30

61 for ground level retail
591 total spaces



Proposed Eliot Street

Eliot St.

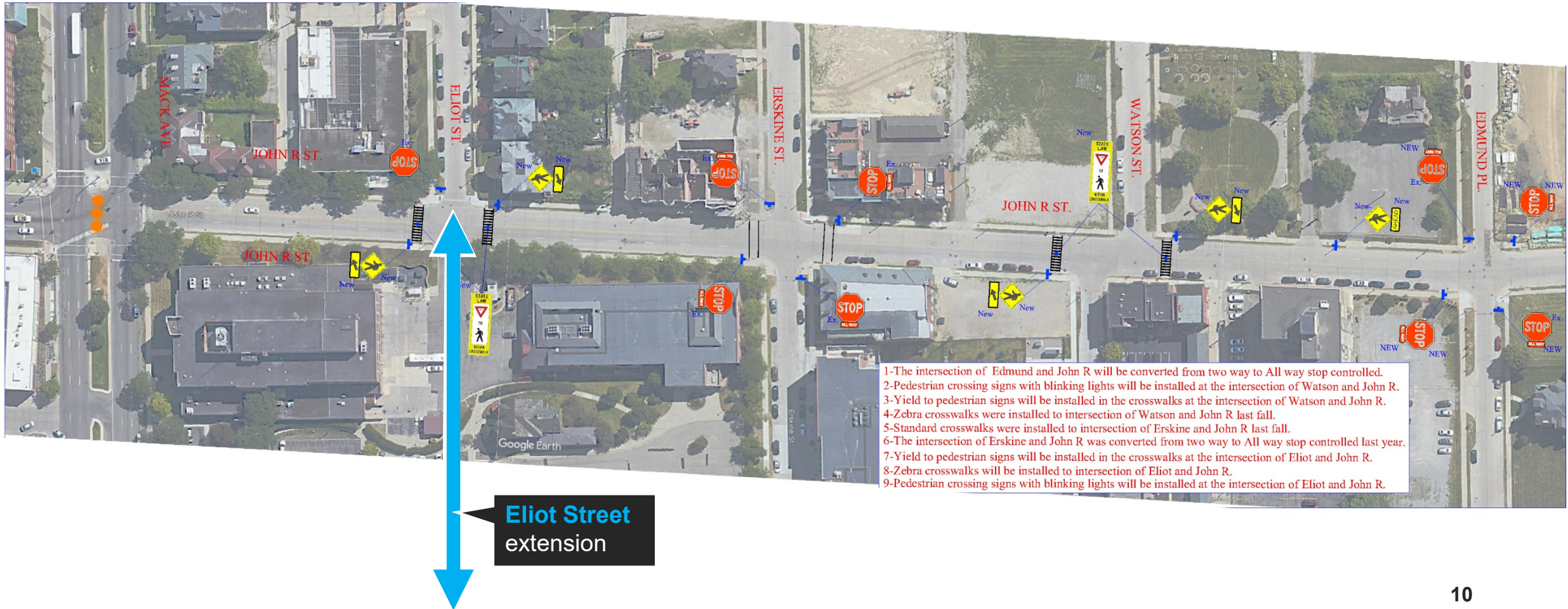
Will support hotel drop off, additional parking structure entrance, and back of house services for buildings. As well as public access.

Eliot Street will be reconnected as a private way for public access.



Traffic Safety and Enforcement

John R Street



Traffic Safety and Enforcement

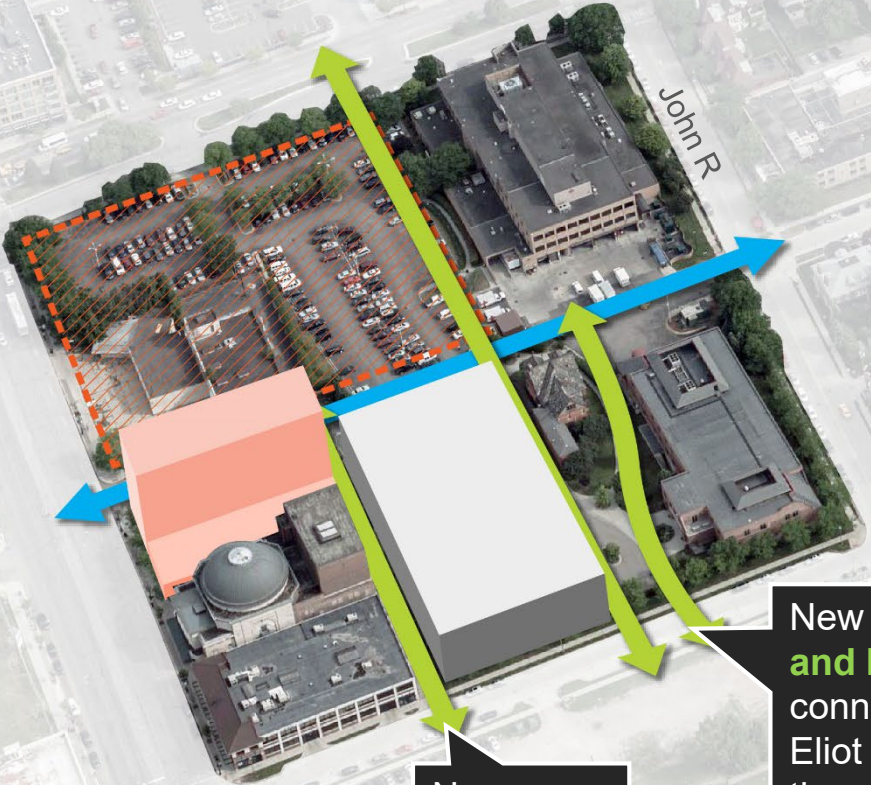


Detroit Police Dept.

Will commit to enforcing traffic in Brush Park during events and games.

Proposed Greenway Connections

New public spaces will provide new pedestrian connections and open green spaces for public use and leisure.



New **Activated Alley**

New **Public Greenway and Pocket Park** will connect Erskine, new Eliot Street, and Mack through the site.





Activated Alley from Erskine Street



Retail, Pocket Park, & Greenway from Erskine Street



Pocket Park & Greenway from Erskine St



Pocket Park & Greenway from New Eliot St.



Retail from New Eliot St.

Future Development Schematic Concept



SOMA for Brush Park CDC

HDC Certificate of Appropriateness

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

12/13/2018

Mike Kirk
1500 Woodward Ave
Detroit, MI 48226

CERTIFICATE OF APPROPRIATENESS

RE: Application Number 10-6003:100 Mack: Brush Park Historic District

Dear Mr. Kirk:

The Detroit Historic District Commission reviewed the above project at the 12/12/2018 regular meeting. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Section 25-2-57(b) of the 1984 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 97-02 (adopted October 8, 1997); and Detroit Historic District Commission Resolution 98-01 (adopted February 11, 1998), the staff of the Detroit Historic District Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness (COA), which is effective as of December 13, 2018.

This COA has been issued because the following work items, as per the submitted proposal, meet the Secretary of the Interior Standards for Rehabilitation, Standard # 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment:*

- Erect a new 6-story mixed use commercial building will include retail on the ground floor and a parking garage at stories 2-6. The building is rectangular in plan and will include glass stair/elevator towers at the southwest and northwest corners. The building will be erected of concrete frame with rectangular blue composite scrim sticks over the openings on stories 2-6. The first story will display aluminum storefront windows and doorways with cement board transoms/sign bands. Please see the attached, which indicates the building's proposed finish colors. A large sign which reads "PARK" will be affixed to the building's primary/south elevation. The material and final details for this sign has not been included with this proposal. The submitted site plan indicates that the alley to the west side (if facing north) will be rehabilitated to include new concrete and landscaping (trees) will be added directly adjacent to the west elevation

However, this COA has been issued with the following conditions:

- HDC staff shall be afforded the opportunity to review and approve the building's final signage proposal
- HDC staff shall be afforded the opportunity to review and approve the building's final landscape plan

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226
PHONE 313-224-6536
FAX 313-224-1310

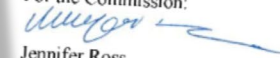
CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226
PHONE 313-224-6536
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- The new concrete alley and any new concrete walkways shall be composed of an exposed aggregate, tinted grey, or finished with a clear curing compound so that it not appear "bright white"
- HDC staff shall be afforded the opportunity to review and approve any minor revisions to the project design as long as the work meets the Secretary of the Interior's Standards

Please retain this Certificate of Appropriateness for your files. You should now proceed to the City of Detroit Buildings Safety and Engineering Department to obtain a building permit. The Detroit Historic District Commission's approval and issuance of a Certificate of Appropriateness does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding this letter, please contact me at (313) 224-6543.

For the Commission:


Jennifer Ross
Staff

Detroit Historic District Commission

Letters of Support



January 10, 2018

Scott Gustafson
Newmann Smith Architecture
400 Galleria, Suite 555
Southfield, MI 48034

RE: Support of SOMA Development

Dear Mr. Gustafson:

On behalf of Midtown Detroit, Inc. the proposed SOMA Development, Inc. development will provide a number of new residential units in the neighborhood.

Phase one of the project will be the construction of a six level structure. This structure will provide six levels of residential units, 100,000 square feet of mixed-use development, 100 residential units, and plenty of parking.

This overall development will increase walkability of the area and provide an opportunity for new and growing businesses within the Midtown district.

The SOMA development aims to provide full support. If you have any questions, please contact me.

Best regards,

Susan T. Mosey
Executive Director

MIDTOWN
Detroit



January 31, 2018

Mr. Adam Nyman
Woodward Mack 22 LLC
Professional Property Management Inc
115 West Brown
Birmingham, MI 48009

Re: Brush Park CDC Letter of Support for SoMA Brush Park Mixed Use Project

Dear Mr. Nyman:

On behalf of Woodward & Erskine LLC, we enthusiastically support the proposed SOMA development that is planned for the southeast corner of Woodward and Mack Avenue, immediately north of our development, the Scott at Brush Park.

We understand that the first phase of the project consists of a 550+ car parking deck and that a future phase will include a vertical expansion for construction of residential units above. The proposed design of the deck presents a thoughtful response to the neighborhood's form-based code, providing an activated alley with retail shops and pedestrian circulation access, restored Eliot Street connecting Woodward with John R, and providing new landscaping and recreation space between existing office, historic home and the proposed parking deck.

We believe that this development will continue to generate further investment in the Midtown area. We look forward to being neighbors across Erskine Street.

Sincerely,

BRODER & SACHSE REAL ESTATE, Inc., Agent for
WOODWARD & ERSKINE, LLC

Richard Broder
CEO

Cc: City of Detroit Planning & Development

Property Management | Acquisitions | Development | Consulting
260 East Brown Street | Suite 280 | Birmingham, MI 48009
P: 248.647.4100 | Fax: 248.647.4180
BroderSachse.com

NASSIF
Holdings, LLC
42 Watson Street
Detroit, MI 48201

of Michigan

proposed development at the southeast corner of Woodward
y, I am in support of the first phase of this development which
osed retail.

ieve your development will be beneficial to the surrounding
allow others to develop the existing surface lots in the
reation and housing.

king structure is to be located in the middle of the
venue. I support this placement and think it will result in
eted.