

Brush Park Development Proposal



2515 Brush
281 Winder
291 Winder

Background and Agenda

- Future of lots at 2515 Brush St. and 281 & 291 Winder St. discussed at Jan. 2014 Brush Park Citizen's District Council (CDC) meeting
- CDC approved adoption of lots by Geoff & Fumie Sypitkowski, adjacent 255 Winder St. owners
- Geoff & Fumie Sypitkowski applied to purchase the three properties from the City of Detroit in Oct. 2014 but received no response
- Today's agenda:
 - Status update on properties
 - Proposal to develop properties
 - Community input requested on our proposal
 - Support requested from the CDC in re-applying to purchase these properties from the City of Detroit

Status Update on Property

- Status of lots at 2515 Brush & 269–291 Winder:
 - Secured with fencing and gates
 - Cleared, trimmed and partially mulched
 - Scattered rocks and bricks moved
 - Several bags of recyclable goods / garbage removed
 - New trees and shrubs planted
- Total investment to-date:
 - \$3,000 in fencing, landscaping materials, and trees and shrubs
 - Several hundred volunteer person-hours
 - A lot of sweat and a bit of blood too

Present Status

Downtown



Brush St.

Winder St.

255 Winder St.
(Sypitkowski)



Alley

Present Status



Proposal

- Develop parcels consistent with CDC approved Brush Park Renewal and Historic District guidelines:
 - 2-Story Restaurant (~3000 sq. ft.) / Residential (~2000 sq. ft.) Mixed Use for Brush parcel
 - Landscaped pedestrian path for Alley between Winder St. and Adelaide St.
 - Residential Units and 40 Parking Spaces (Restaurant Customers & Residents) for 281 & 291 Winder parcels
- Maximize stakeholder benefits through community input

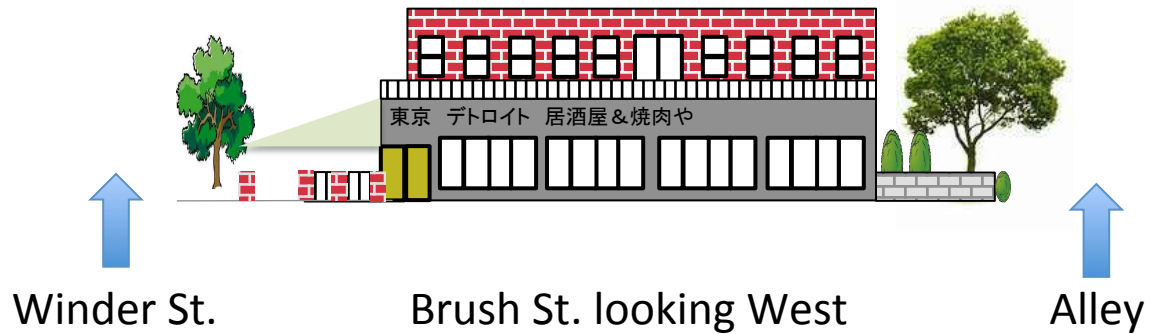
Proposed Development Vision



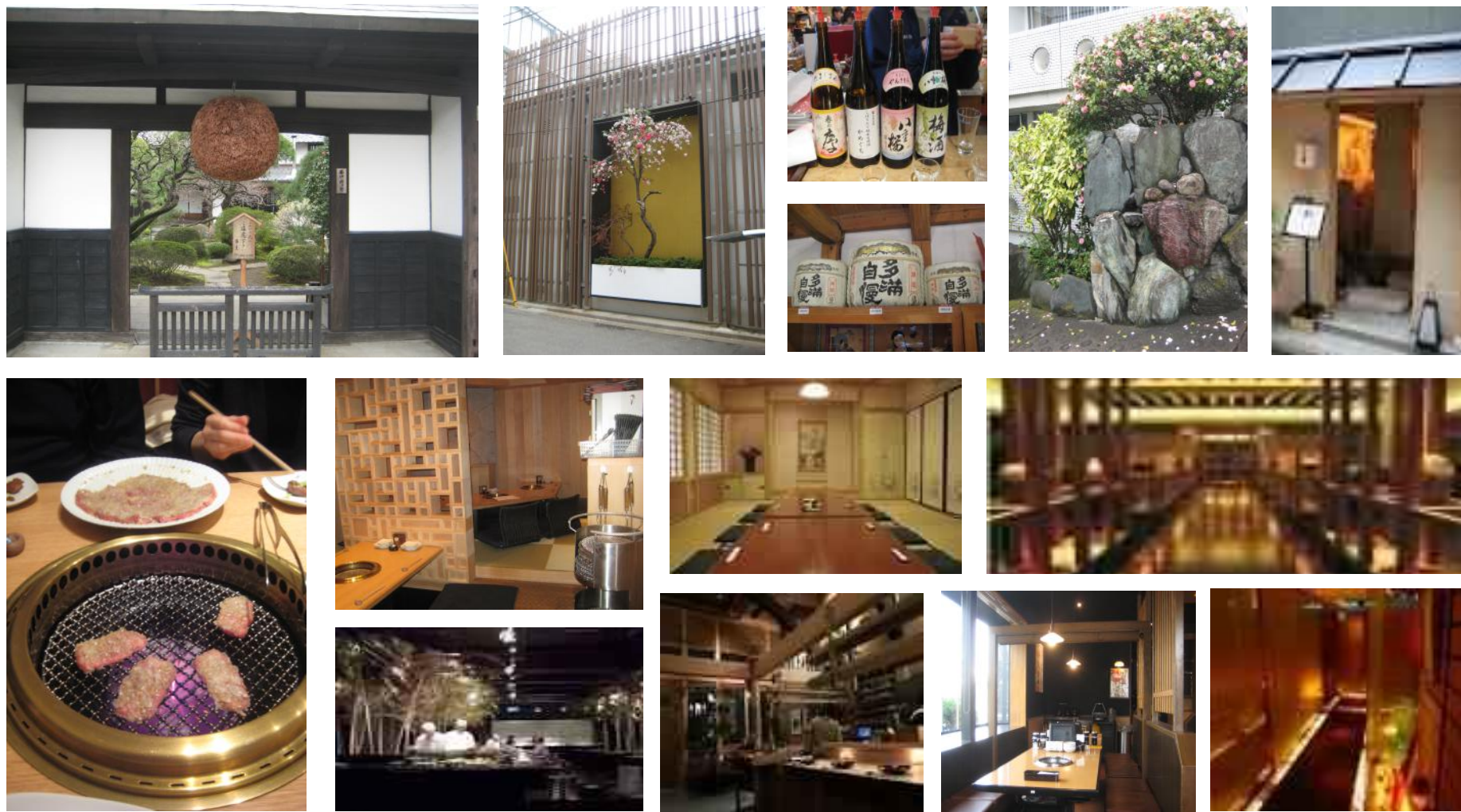
Proposal (Continued)

- Restaurant:
 - Japanese tavern / grill restaurant concept inspired by restaurants popular in Tokyo, Japan
- Landscaped Ally Path:
 - Inspired by Midtown's Green Alley
 - Landscaping planned to be similar to existing alley landscaping behind 255 Winder St.
- Residential:
 - Similar to brick design of existing Winder St. street structures with historic brick pillar frontage
 - Green/environmentally friendly theme with available community gardens, rain barrels and composting

Cross Section of Proposed Structures



Japanese Restaurant Images



Landscaped Alley Path Images



Project Financials

Address	Project Element	Estimated Cost
2515 Brush St.	Land	\$TBD
281 Winder St.	Land	\$TBD
291 Winder St.	Land	\$TBD
All	Source and Use Costs	~\$100,000
2515 Brush St.	3,000 Sq. Ft. Restaurant Space (1 st Floor)	~\$475,000
2515 Brush St.	2,000 Sq. Ft. Multi-Family Residential (2 nd Floor)	~\$250,000
281 Winder St.	4,000 Sq. Ft. Multi-Family Residential	~\$500,000
291 Winder St.	2,000 Sq. Ft. Single/Multi-Family Residential	~\$250,000
All	Alley Landscaping	~\$50,000
Total Cost		> \$1,625,000

Next Steps

- Community input on proposal to be incorporated into application
- Request CDC to support Sypitkowski petition to purchase the three properties from the City of Detroit
- Continue to maintain upkeep on the properties
- Upon approval to purchase properties engage partners/financing sources to balance out financing and begin construction planning

Appendix: Bios

- Geoff Sypitkowski
 - Born in Detroit; raised in Detroit, Fraser and Windsor (Canada)
 - Graduated with B.B.A & M.B.A from Michigan State University
 - Certified Professional Accountant
 - Moved back to Detroit in 1995
 - Retired from Ford Motor Company in April 2015
 - Passions include: Detroit Sports, Green Living, Landscape Design and Outdoor Activities
- Fumie Sypitkowski
 - Born and raised in Tokyo, Japan
 - Graduated with Jewelry Design degree from Yokohama Art University
 - Certified in Jewelry Design and Ikebana (Japanese Flower Arrangement)
 - Moved to Detroit in 2004
 - Retired from the Japanese Consulate in Detroit in August 2014
 - Passions include: Japanese cooking, Japanese arts & design and Detroit Film Theatre
- Our Family
 - Met in Tokyo in 2003
 - Married in Detroit in 2004
 - Moved to Brush Park in March 2008
 - Shared passions are our dogs (Tobi & Jili), Travel, Skiing and Detroit (especially Brush Park)

Appendix: Bios

- Partner A
 - Born in Detroit
 - XXX
 - XXX
 - XXX
- Partner B
 - Born in XXX
 - XXX
 - XXX
 - XXX
- Partner C
 - Born in XXX
 - XXX
 - XXX
 - XXX