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**TO:** City Planning Commission

**FROM:** Kimani Jeffrey, Staff

**RE:** Request of Brush Park Properties, LLC in partnership with 112 Edmund LLC on behalf of Terranovus Development to modify the provisions of an existing PD-H (Planned Development-Historic) zoning district on Article XVII, District Map 4 of the 1984 Detroit City Code, Chapter 61, Zoning, to allow for two mixed-use buildings which will include office, retail, commercial and residential space; additionally, to construct a parking structure with retail and commercial space on property commonly known as 2827 John R. Street, 112 Edmund Place and 105 Alfred Street (**STATUS UPDATE**).

**DATE:** June 6, 2019

**PROPOSAL**

Before the City Planning Commission is an update regarding the above captioned proposal. The project has now been separated and the 112 Edmund building is being proposed as its own separate project, with the other portions of the project to be presented at a later date. The overall project was approved by the City Planning Commission in 2018. Since then the developer has made modifications to the 112 Edmund design that have improved the project and also addressed some of the neighbor's concerns.

The portion of the proposal that is anticipating to move forward currently is 112 Edmund which is a mixed-use residential building at the intersection of John R. Street and Edmund Place in Brush Park. The ground floor is planned to house parking and 1,000 sf of commercial space at the corner of John R and Edmund. The above floors would include 36 residential units with the overall height of the building being five (5) and four (4) stories at different portions of the building which incorporates as step down. The building would have 49,540 gross square feet (sf). Units would range from 639 sf to 1294 sf. Construction is desired to begin May 1, 2020 and end in 2022.

The summary of the overall changes since the subject building was first presented to the City Planning Commission includes the following:

**Height:** Reduced the building height from seven to five stories (82' to 68')

**Massing:** Reduced overall building square footage from 82k square feet to 50k square feet

**Curb Cuts:** Removed street curb cut from Edmund Place-Only Accessed from alley

**Parking:** Reduced parking count from 48 spaces to 31 spaces; eliminated underground parking and ramp adjacent to historic house

**Program:**

Reduced retail program from 5k sq ft to 1.2k sq ft

Removed commercial office program (reduced parking)

Increased unit count from 32 to 36

**BACKGROUND**

*Approved 2018 project summary*

This item was originally presented as a request for Brush Park Properties, LLC in partnership with 112 Edmund LLC on behalf of Terranovus Development to modify the provisions of an existing PD-H (Planned Development District Historic) zoning classification which included approximately one (1) acre of land generally bounded by Edmund Place on the north, John R. Street on the east, Alfred Street on the south and Woodward Avenue on the west, consisting of properties commonly known as 2827 John R. Street, 112 Edmund Place and 105 Alfred Street (See attached map.)

At that time the request was being proposed by the petitioners in order to allow for a multi-building mixed-use development on the eastern portion of the subject block to provide two buildings which included office, retail, commercial and residential space; additionally, those plans called for the construction of a parking structure with retail and commercial space.

The subject proposal was the result of a partnership between two separate entities that are working together to develop the full site as described on the map as 2827 John R. Street, 112 Edmund Place and 105 Alfred Street. The partnering entities being Brush Park Properties, LLC and 112 Edmund Place, LLC which is an entity associated with Terranovus Development, LLC.

Brush Park Properties, LLC (BPP) is led by principal, Michael Van Overbeke who has been involved in the Brush Park neighborhood for many years, having completed projects such as the Hudson Evans House, Mt. Sinai Grand Lodge Building, HP Pulling Home, and the Lucien Moore Estate. A large portion of the subject block is under the ownership of entities associated with this developer. BPP is the entity that was specifically proposing to develop the 112 Edmund site under its moniker. The property was proposed as a seven (7) story mixed-use building. The development would've consisted of 32 dwelling units inclusive of 12 one-(1) bedroom units at 900 sq. ft. each and 20 two-(2) bedroom units at 1,200 square feet each. The building would have housed for-sale residential units (4<sup>th</sup>-7<sup>th</sup> floors), retail space (ground-floor), and for-lease commercial space (2<sup>nd</sup>-3<sup>rd</sup> floors) with one (1) level of below-grade parking.

The square footage of the building was approximately 10,000 sq. ft. with the gross floor square footage totaling around 82,000 sf (not including below-grade parking level). Plans called out an 82' height at roof elevation. The property is roughly 1/3<sup>rd</sup> of an acre.

The partnering entity, Terranovus Development, LLC is a Detroit based investment firm that invests in mixed-use development projects that include condominiums and multiple family dwellings. This entity is specifically proposing to develop the 105 Alfred and 2827 John R. properties. The existing historic building that resides on this site in dilapidated condition and at the time was planned to be incorporated into the new construction and built upon. The development is planned to consist of a four (4) story mixed-use building to include for- sale residential units (2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors) along with a ground-floor bar and restaurant. A green roof with deck was also planned for the residential building. Five units were planned, inclusive of three (3), one- (1) bedroom units at 1000 sq. ft. each and two (2) units planned as two (2) bedroom units at 2,500 sq. ft. each. The building will total 7,300 square feet (sq. f.t.).

A five (5) story, 157 space mixed-use parking structure with ground-floor retail space was planned. The front portion of the building was also planned to host a liner of office spaces on the upper stories of the Alfred Street facing portion of the building, in order to conceal the parking structure. The parking structure, inclusive of office space, would total 16,500 sq. ft. Each building was planned to stand at a height of 48' at roof elevation and lie on parcels that are approximately a combined 2/3rds of an acre.

Other amenities that are planned include a swimming pool, community area, outdoor terrace with shifting glass partitions, and bike storage.

### **COMMUNITY INPUT**

After discussion at public community meeting, the Brush Park CDC has submitted a letter of support for the revised proposal related to 112 Edmund. It should be noted that some neighbors of the Carlton, have still requested that this proposed building be lowered even more than the revisions currently depict.

### **CONCLUSION**

Although the full scope of the original three (3) building project would not be realized at this time, CPC staff has worked inter-departmentally, with the developer and with the community to improve the project that was originally approved in 2018. We view the 112 Edmund building as being an improvement of what was originally approved by the City Planning Commission. If the Commission is amenable, this matter would proceed to City Council after the June 6<sup>th</sup> meeting to be considered for approval. CPC staff recommends that this project move forward with the changes indicated.

Attachment (map and drawings)

Cc: Maurice Cox, Director, PDD

Arthur Jemison, Director, HRD  
David Bell, Director, BSEED  
Detroit Housing Commission