

CITY CLUB

APARTMENTS

REAL ESTATE SINCE 1919

LIVE FOR YOU



CCA Midtown City Club Apartments



Today's Presentation – Detroit City Planning Commission (CPC) on January 28, 2021

Planned Development Introduction - City Club Apartments Midtown 45 Minutes

- Introduction for the CPC to City Club Apartments Midtown Development
- Official CPC hearing is on February 4
- Introduction of our team
- Project Location
- Project Program
- Traffic Study – John Corak from Stonefield Engineering
- Architecture – Jack Boarman, BKG Group
 - Landscape/Site Plan
 - Floor Plans
 - Renderings / Facade Materials
- Economic and Community Benefits
- Questions and Requests for Information for the February 4th Hearing



Our Team

Our Detroit-Based team is comprised of award winning, best-in-class designers, engineers, consultants, contractors, and construction lenders.

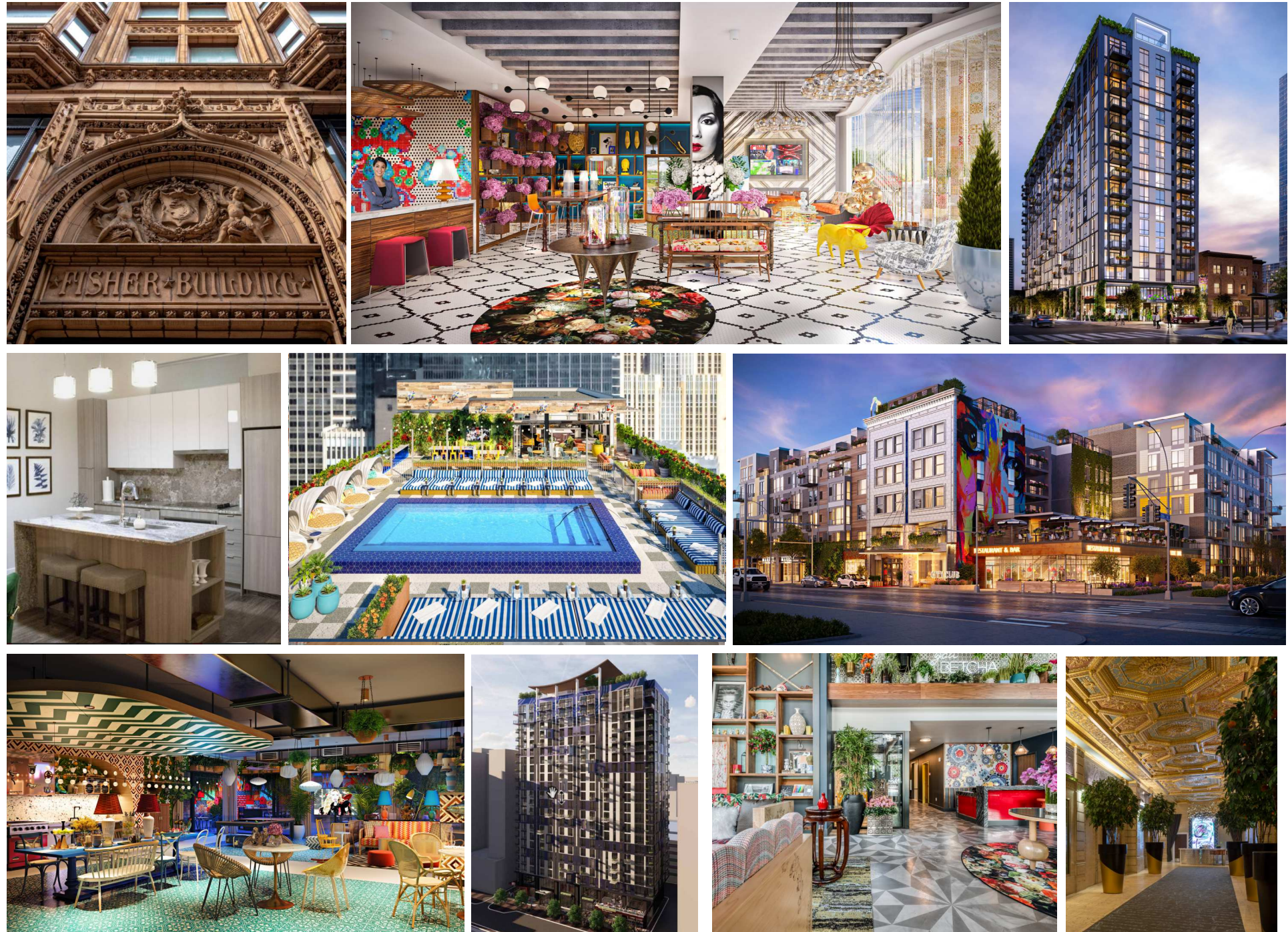


About City Club Apartments

City Club Apartments LLC is the evolution of a company that started over 100 years ago in Detroit. Over the course of 3 generations, we have continued to innovate and deliver the very best in housing.

We lead the industry in developing and managing innovative, urban mixed-use apartment communities. A customer centric, lifestyle brand, City Club Apartments delivers resort class amenities, social programming and time saving services to residents. Design driven and technologically advanced, we are committed to social responsibility, with industry leading wellness and green certification. Our product targets the attitudinal shift in consumers towards lifestyle choices, targeting young urban professionals through to empty nesters, with a unique mix of apartments and penthouses.

As the Developer, Owner and Manager of long-term urban real estate City Club Apartments has a portfolio of approximately 10,000 mixed-use apartments.



CCA in Detroit

City club Apartments CBD Detroit

313 Park Ave
Detroit, MI 48226

Detroit City Club Apartments

1431 Washington Blvd
Detroit, MI 48226

Renaissance City Club Apartments

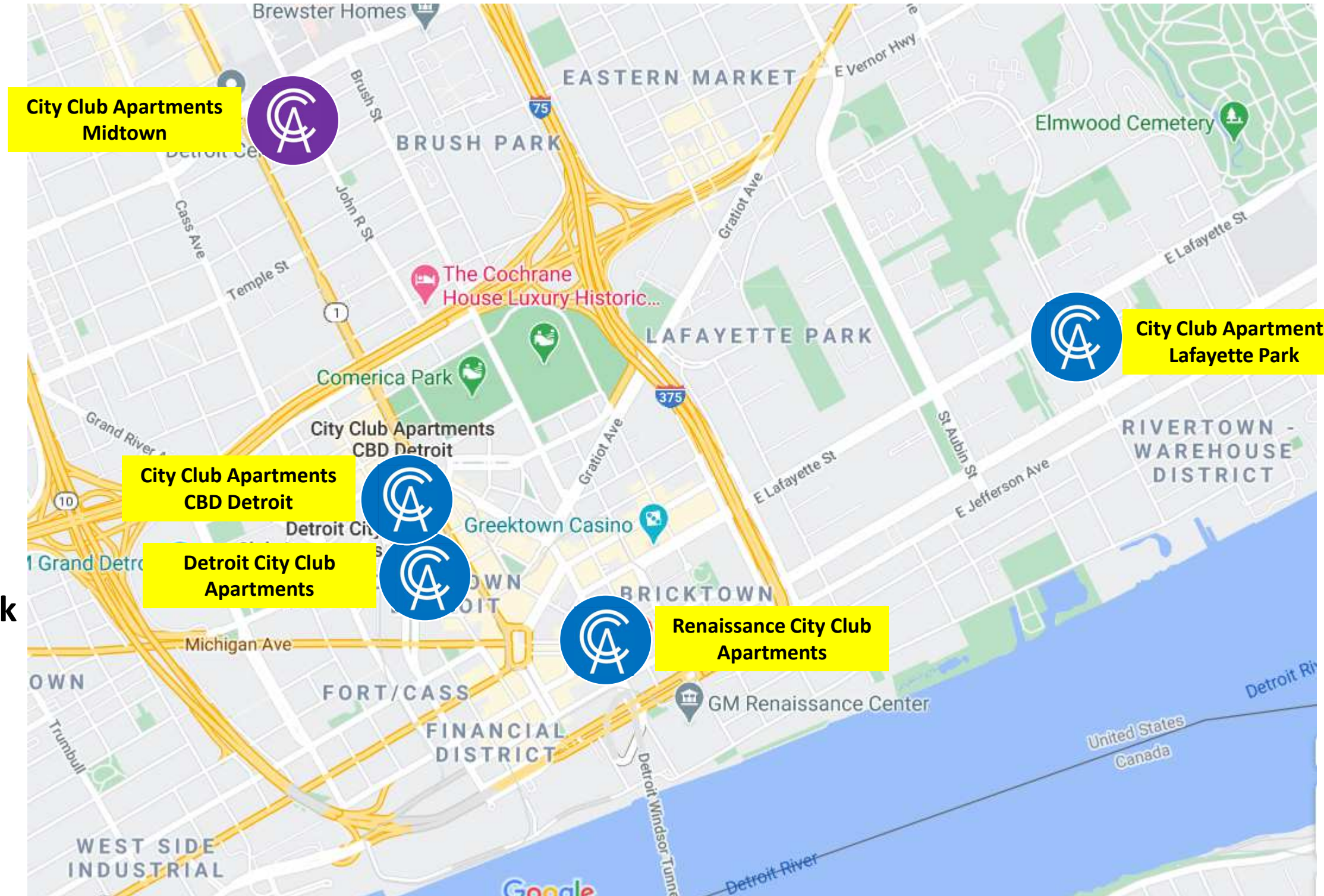
555 Brush Street
Detroit, MI 48226

City Club Apartments Lafayette Park

750 Chene
Detroit, MI 48207

City Club Apartments Midtown

Proposed Development
SE Corner of Mack and Woodward



Immediate Neighborhood

- Located between the CBD and Uptown, part of the 13th largest metropolitan area in the U.S. with 4.3 million people.
- Home to 11 Fortune 500 Companies and 4 of Forbes' Largest Private Companies.
- The site is located directly on Woodward Avenue, the main artery between Downtown Detroit and Pontiac.
- Running the length of Woodward avenue is Detroit's public transit system (The QLINE) connecting the site to all of Detroit with 12 stations from the Waterfront to Uptown.
- Education, Employment & Arts within walking distance
- 3 professional sports stadiums, the central business district, theater district & the waterfront a quick ride away on the QLINE.



Existing Site

Addresses

Parcel 4: 90 Mack Ave

Parcel 8: 3540 Woodward Ave

Parcel 9: 80 Mack Ave

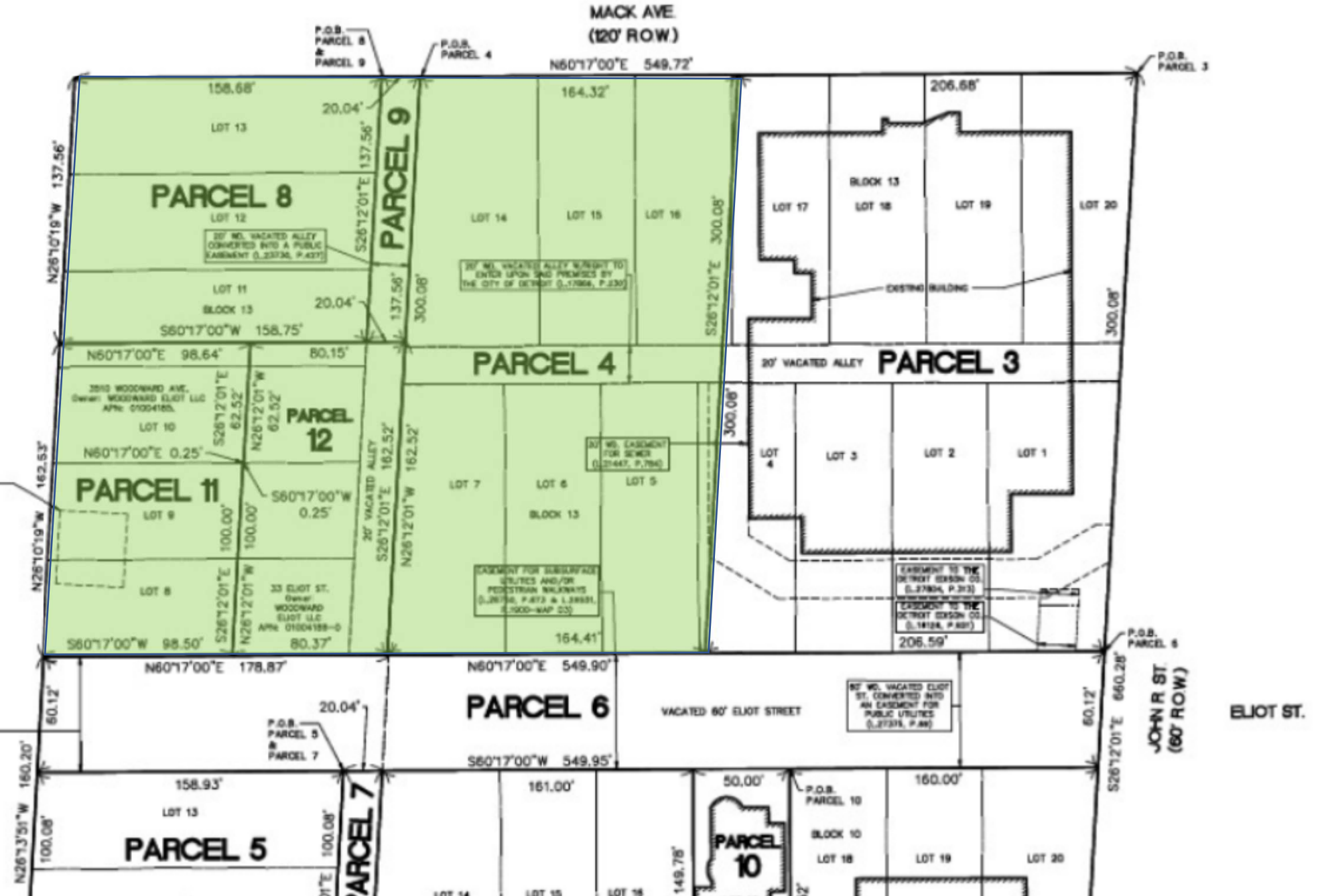
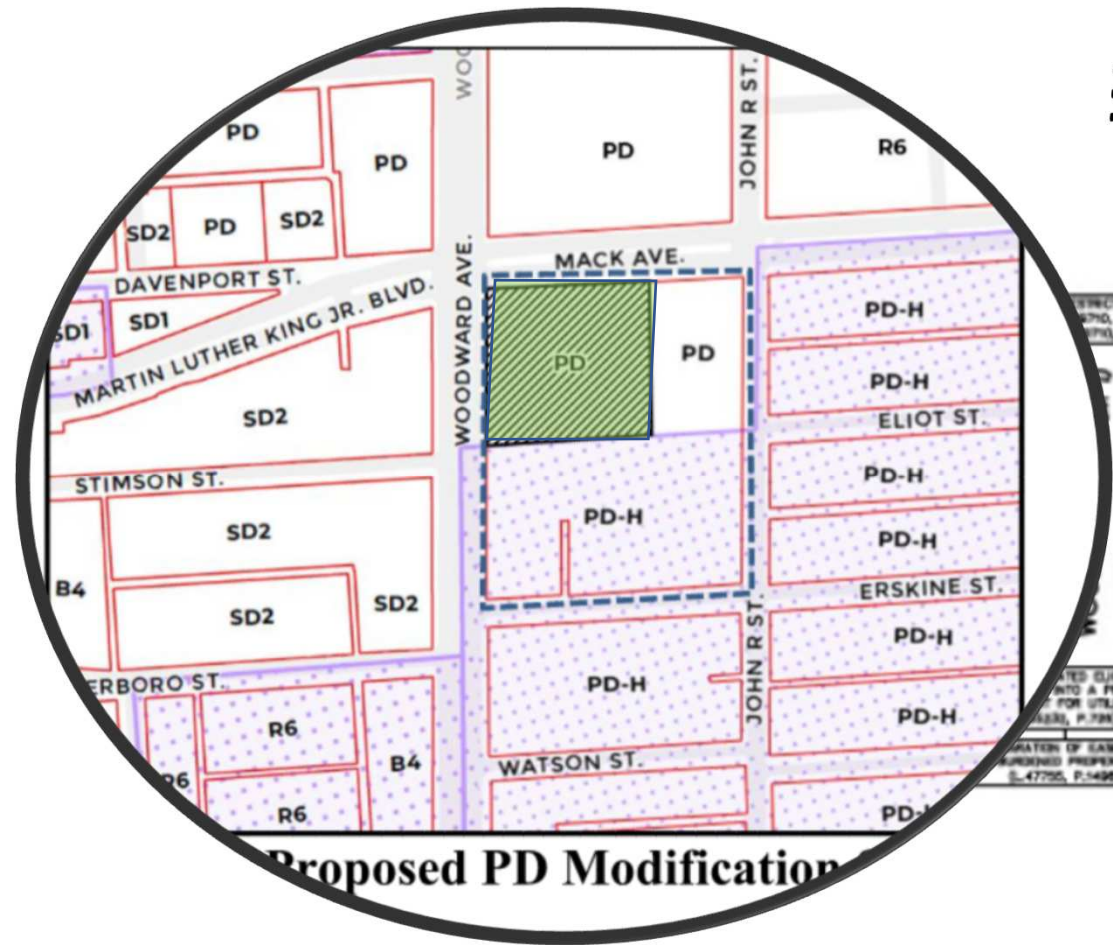
Parcel 11: 3510 Woodward Ave

Parcel 12: 33 Eliot St



Mack Ave

Woodward Ave



Proposed Development Program



3

Individually Designed Buildings



350

Apartments & Penthouses



44,500 SF

Restaurant, Café, Bank & Retail



186

Underground Parking Spaces

- **3 distinctly designed** but cohesively connected buildings.
- Unit mix to range from **studio to 3 bed apartment, townhouse, terrace, and penthouse** floor plans combined with **resort class amenities** in the community.
- **261 parking spaces:** 186 space underground parking garage with access to 75 additional parking spaces in adjacent parking garage.
- Commercial Space - Negotiating LOIs with **retail anchor and national bank.**
- Retail to also features a **café** and a **restaurant**, each with **dedicated outdoor seating** areas anchored **by pocket parks**. CCA's primary intention is to identify established, **Detroit based operators** for both spaces.
- **Outdoor Art Park** will be reserved for apartment residents during the week **and open to the community for public events** on the weekend. CCA will work to design the Art Park in collaboration with **local non-profit arts organizations.**

	Building 1	Building 2	Building 3	Total
# of Stories	16	6	1	n/a
Apartments	270	80	n/a	350
Retail SF	n/a	10,316	31,196	44,512
Building GSF	208,490	78,610	31,196	318,296

Traffic

Proposed Changes

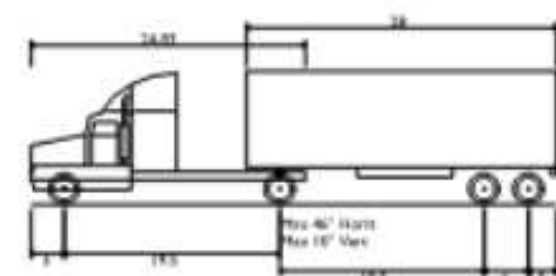
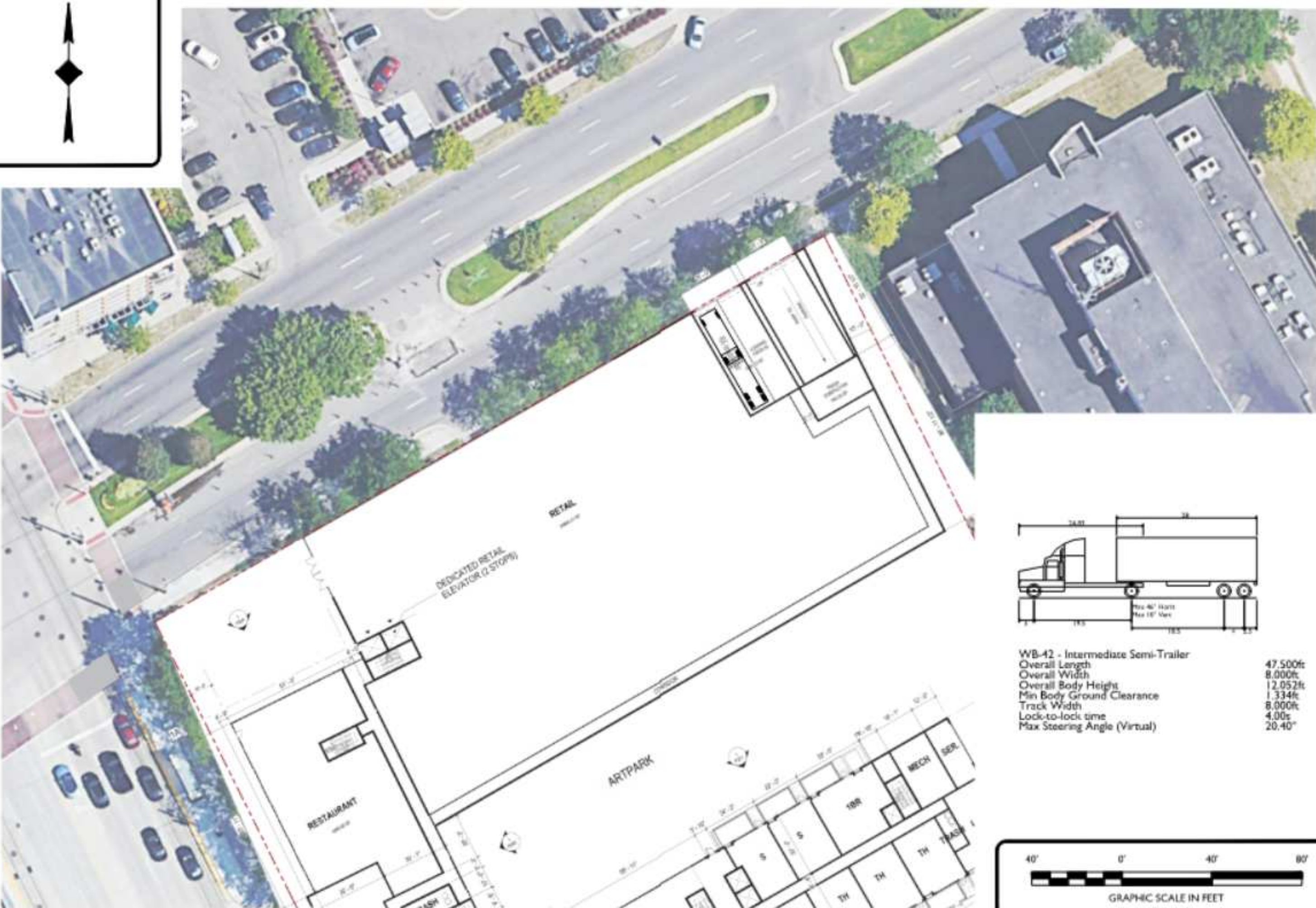
- 261 additional parking spaces.
- The parking garage will provide a total of 186 parking spaces for future residents as well as patrons and employees of the restaurant, Café, Bank and Retail.
- In addition to the 186 parking spaces in the proposed garage, a minimum of 75 additional spaces will be available in the parking garage south of the project on Eliot Street.
- The main entrance to the apartment buildings will be provided off the privately owned Eliot Street.

Traffic Study

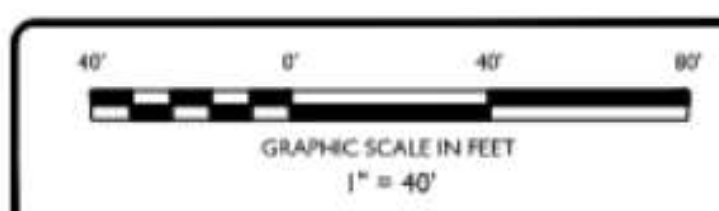
- Indicates that the proposed development would not have a significant impact on traffic operations of the adjacent roadway network
- The existing street system can sufficiently accommodate the traffic generated by the proposed development as well as additional traffic from other developments with negligible increases in delay experienced
- Delivery vehicle access would be served by a loading dock entrance along Mack Avenue. Delivery trucks would typically utilize the loading entrance during non-peak periods. The signal timing progression of the adjacent intersections provides gaps in traffic for truck movements. As such, the proposed loading operations would not have a significant impact on Mack Avenue traffic operations.

TABLE 4 – PROPOSED TRIP GENERATION (ADJUSTED)

Land Use Code	Land Use	Amount	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
221	Multifamily Housing (Mid-Rise)	350 Unit	33	93	126	94	60	154	75	79	154
813	Free Standing Discount Supermarket	31,196 SF	32	26	58	66	69	135	87	87	174
911	Walk-In Bank	2,924 SF	--	--	--	15	20	35	39	38	77
932	High Turnover (Sit-Down) Restaurant	4,500 SF	25	20	45	27	17	44	26	24	50
936	Coffee/Donut Shop	1,500 SF	78	74	152	27	27	54	44	45	89
ITE Trip Generation Total			168	213	381	229	193	422	271	273	544
Internal Capture Trip Reduction			-29	-29	-58	-81	-81	-162	-121	-121	-242
Urban Infill Trip Reduction			-40	-54	-95	-57	-43	-88	-65	-59	-124
Residential Transit Trip Reduction – 15%			-3	-8	-11	-6	-5	-11	-3	-6	-9
Total New Vehicular Trips			96	122	217	85	64	161	82	87	169



WB-42 - Intermediate Semi-Trailer
Overall Length 47.500ft
Overall Width 8.000ft
Overall Body Height 12.052ft
Min Body Ground Clearance 1.334ft
Track Width 8.000ft
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 20.40°



Proposed Landscape Plan

Pocket Park 1
Mack &
Woodward

Pocket Park 2
Woodward &
Elliot



Pocket Park 1

Mack & Woodward



Pocket Park 1

Mack & Woodward



Pocket Park 2

Woodward & Elliot



Pocket Park 2

Woodward & Elliot

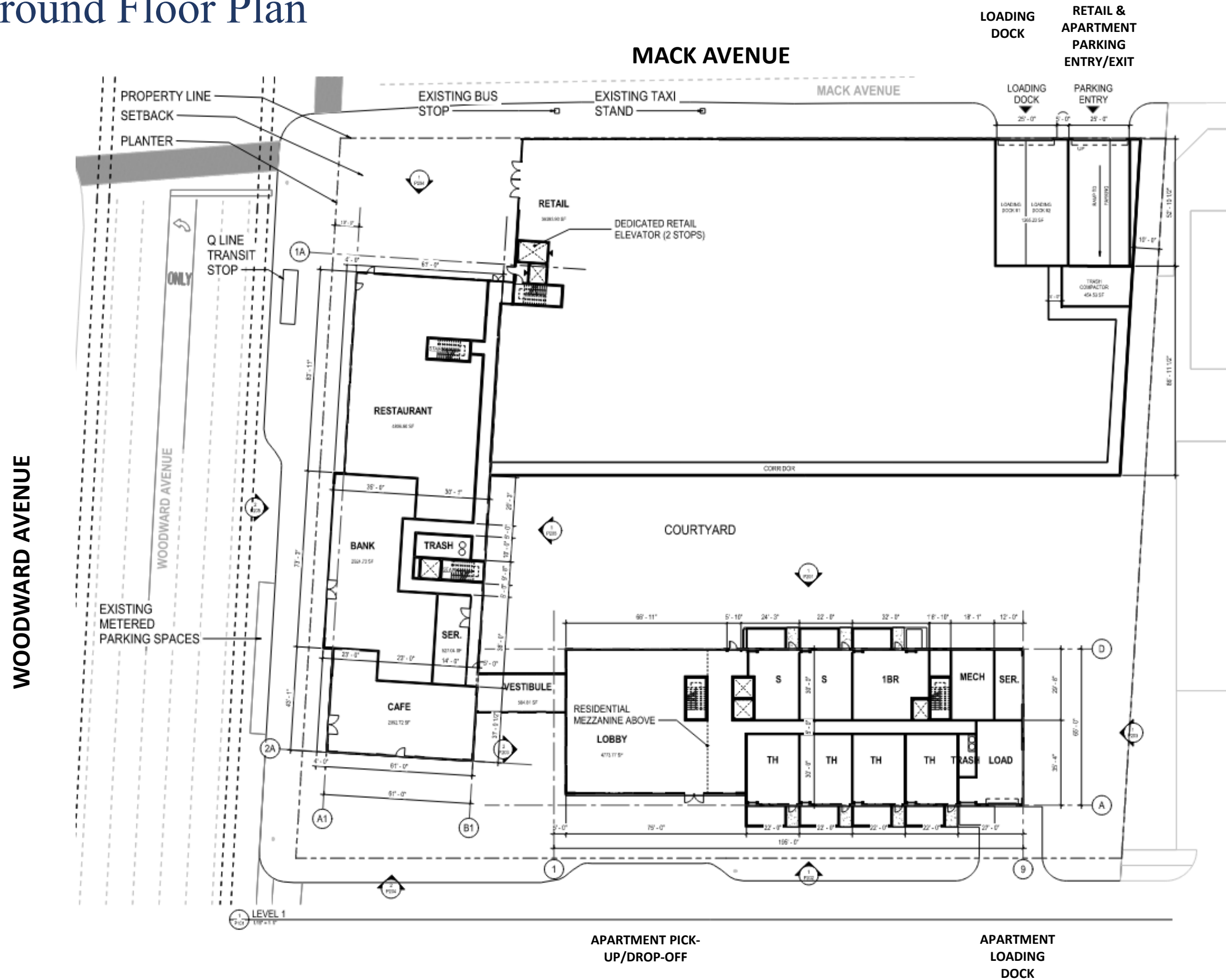


Art Park

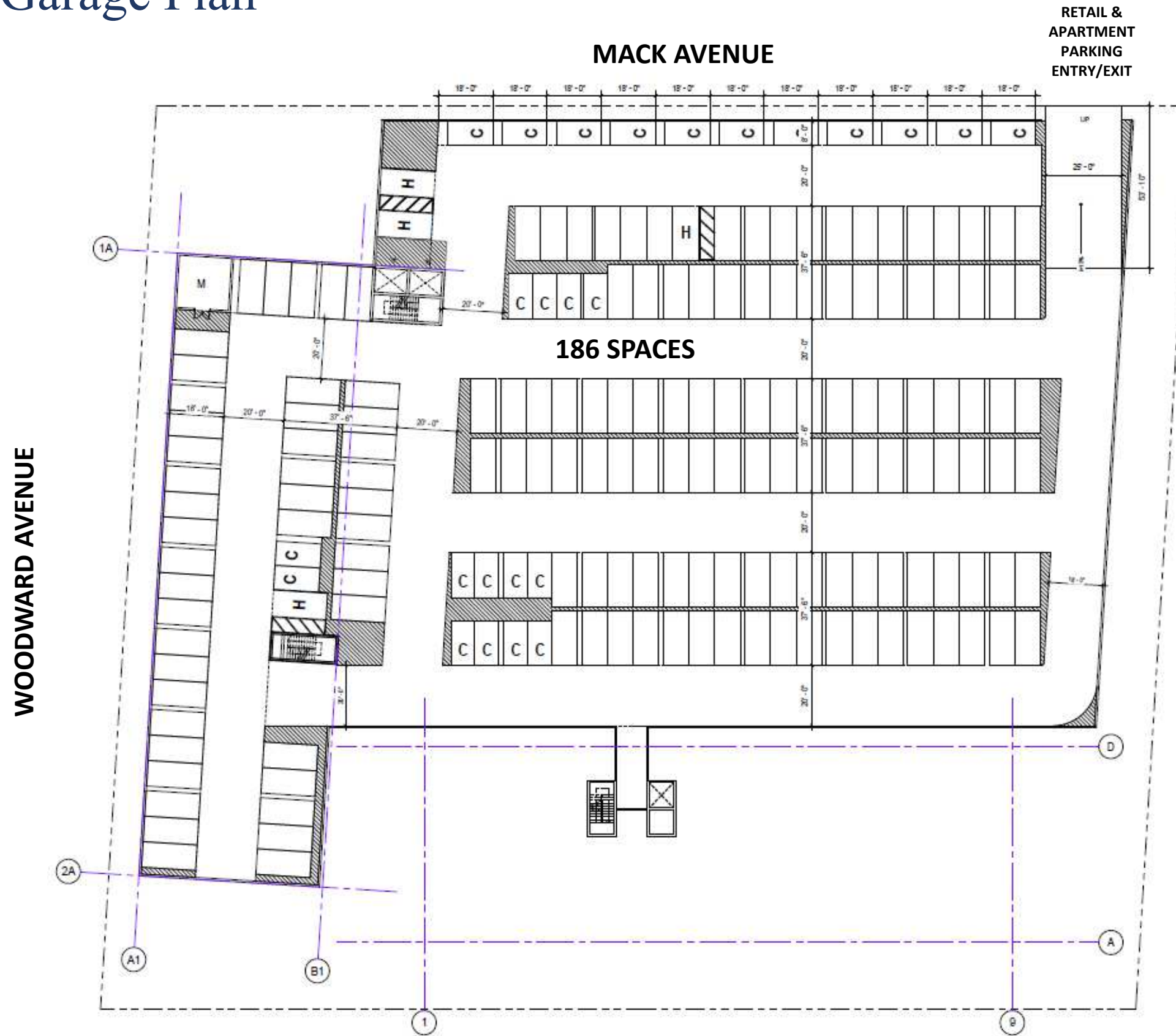
Public & Private Events



Proposed Ground Floor Plan



Proposed Parking Garage Plan



CCA Midtown

Corner of Woodward & Eliot



CCA Midtown

Eliot Street



CCA Midtown

Corner of Mack & Woodward

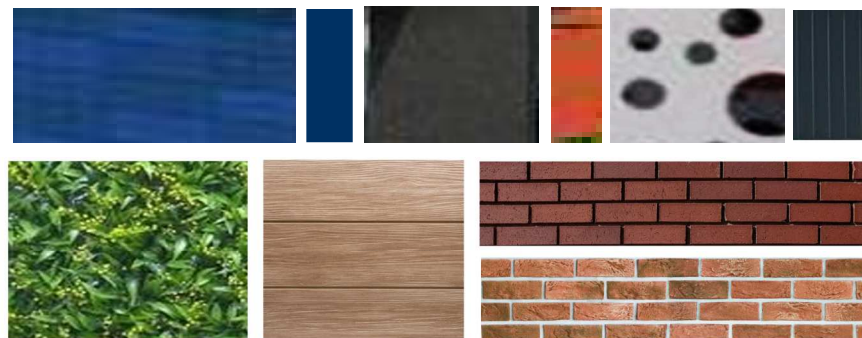


CCA Midtown Architectural Materials

Building 1



Building 2



Economic and Community Benefits

- Community outreach and involvement to mitigate potential negative impacts that the project could have on the community and residents
- Approximately 130 new construction jobs created
- Approximately 60 new permanent jobs created
- 20% Affordable Housing units at 80% AMI
- 3 unique outdoor spaces that will not only serve the residents, commercial tenant and patrons of the property, but the surrounding community as well
- An Art Park will bring to life the courtyard and will be open to the local community for public events on the weekends. City Club Apartments will work in collaboration with local non-profit arts and cultural organizations to design and operate the Art Park
- The development will be built to green building and Fitwel standards
- Compliance with the Stormwater retention requirements

CITY CLUB

APARTMENTS

REAL ESTATE SINCE 1919

LIVE FOR YOU



BKV
GROUP