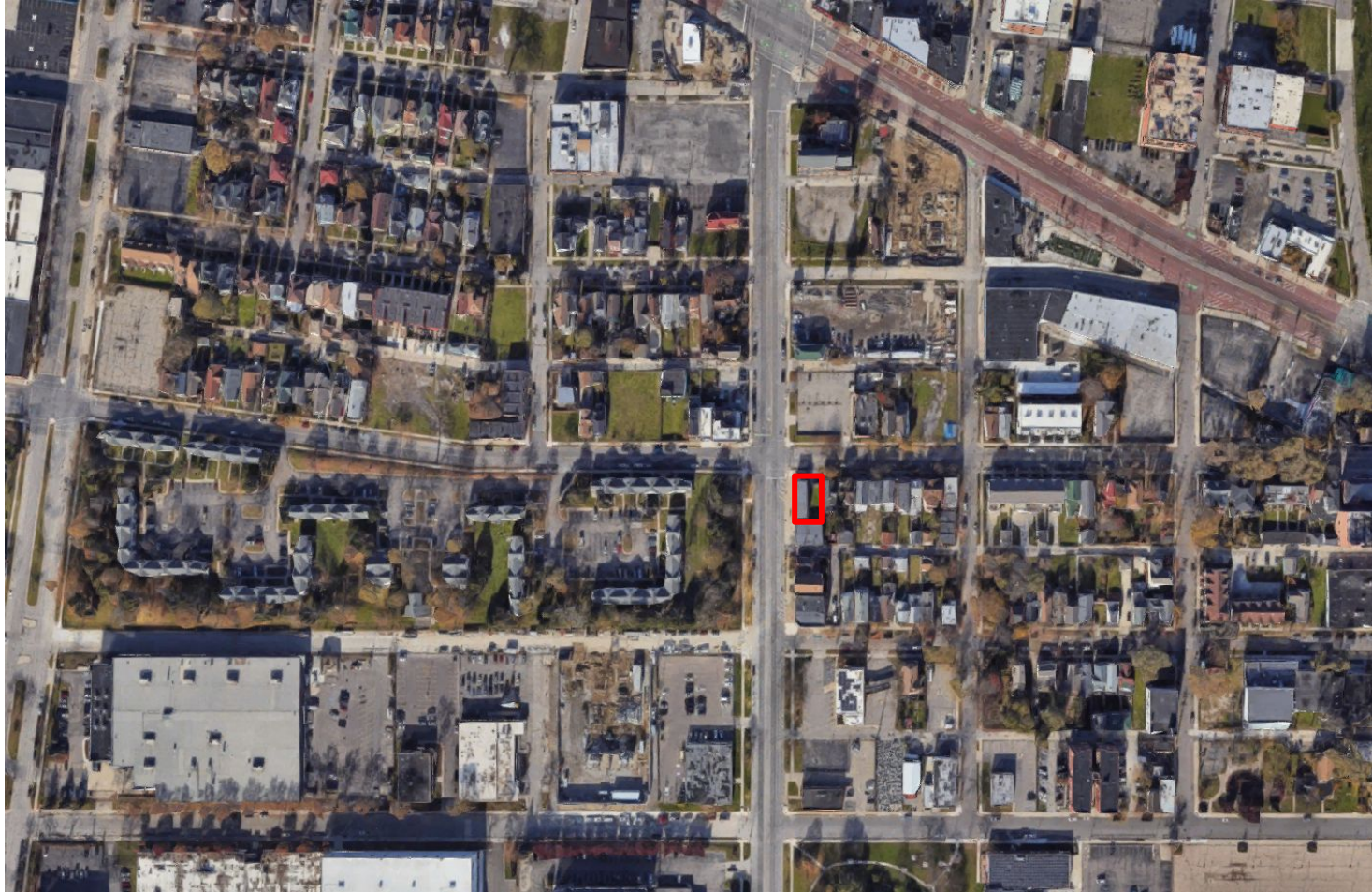


Ballpoint Bagley

Ballet Real Estate & Inkwell Partners



NEIGHBORHOOD CONTEXT - AERIAL



NEIGHBORHOOD CONTEXT - BIRDSEYE



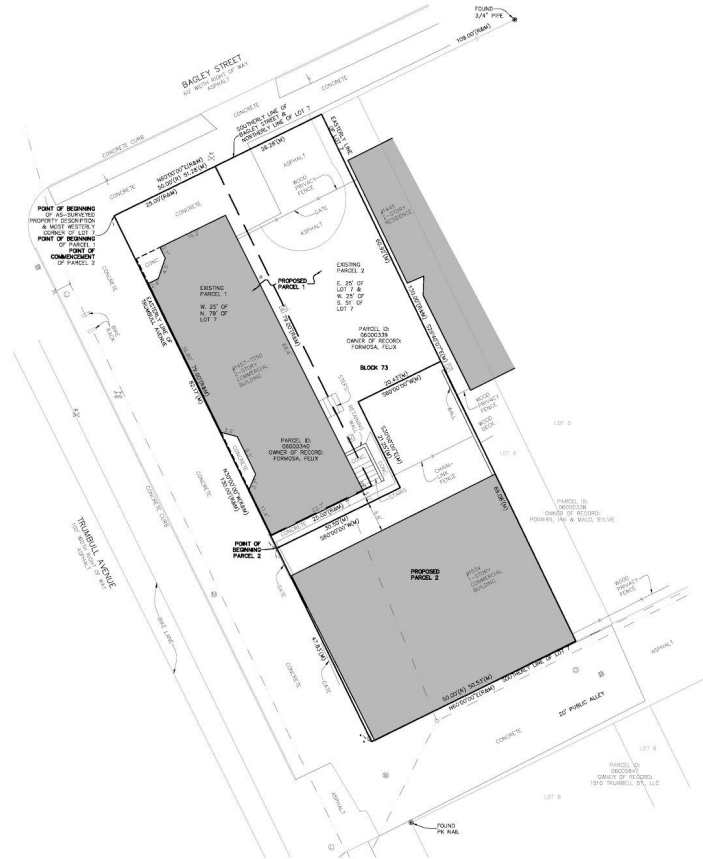
NEIGHBORHOOD CONTEXT - BIRDSEYE



HISTORIC AERIAL - 1949



FOUR MOUNTAIN (AS NOTED)
 RECTOR AND BULGARIAN (DIMENSION)
 MOUNTED DIMENSION
 MEASURED DIMENSION
 ELECTRIC DIMENSION
 UTILITY PIPE
 CABLE TIE
 LIGHT POLE AT STREET LAMP
 PULSED LIGHTING MANHOLE
 GAS TIE IN
 CLOAKING
 SQUARE MANHOLE
 ROOM (SHAW MANHOLE)
 FIRE HYDRANT
 WATER GAS MANHOLE
 WATER VALVE
 UNDERMAN MANHOLE
 GAS (TONGUE TIE)
 BOLLARD
 LIGHT-POLE/LAMP POST
 SINGLE POST SIGN
 PARCEL, PROPERTY LINE
 FLATTED LOT LINE
 BUILDING
 BUILDING OUTSTANDING
 CONCRETE CURB
 PARKING
 EDGE OF CONCRETE (CONC.)
 EDGE (AS APPLIED) (APPL)
 FENCE (AS NOTED)
 WALL (AS NOTED)
 DIVIDING UTILITY LINE
 BUILDING HATCH
 BUILDING HATCH



(IN FEET)
1 inch = 10 ft.

ONLY THOSE EXCLUSIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY FILE # 232669, DATED JULY 11, 2018, AND LISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH HAS BEEN PERFORMED BY THE CERTIFYING SURVEYOR.

8. TERMS AND CONDITIONS CONTAINED IN ORDINANCE AS DISCLOSED BY INSTRUMENT RECORDED IN LIR# 22334, PAGE 686, REGISTER NO. 09/0866. (NOT PLOTTABLE; SEE DOCUMENT FOR TERMS AND CONDITIONS)

9. TERMS AND CONDITIONS CONTAINED IN RESOLUTION AS DISCLOSED BY INSTRUMENT RECORDED IN LIR# 22326, PAGE 146. (NOT PLOTTABLE; SEE DOCUMENT FOR TERMS AND CONDITIONS)

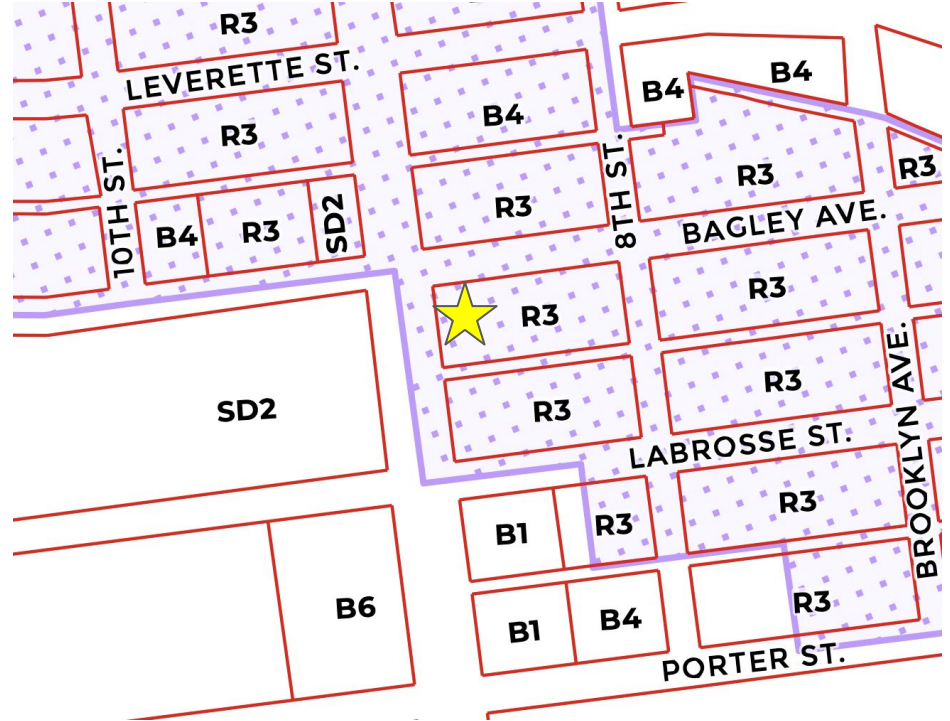


KEM-TEC & ASSOCIATES
PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS
22556 GRATIOT AVE • EASTPOINT, MICHIGAN 48021
(586) 772-2322 • (810) 295-7222 • FAX (586) 772-4044

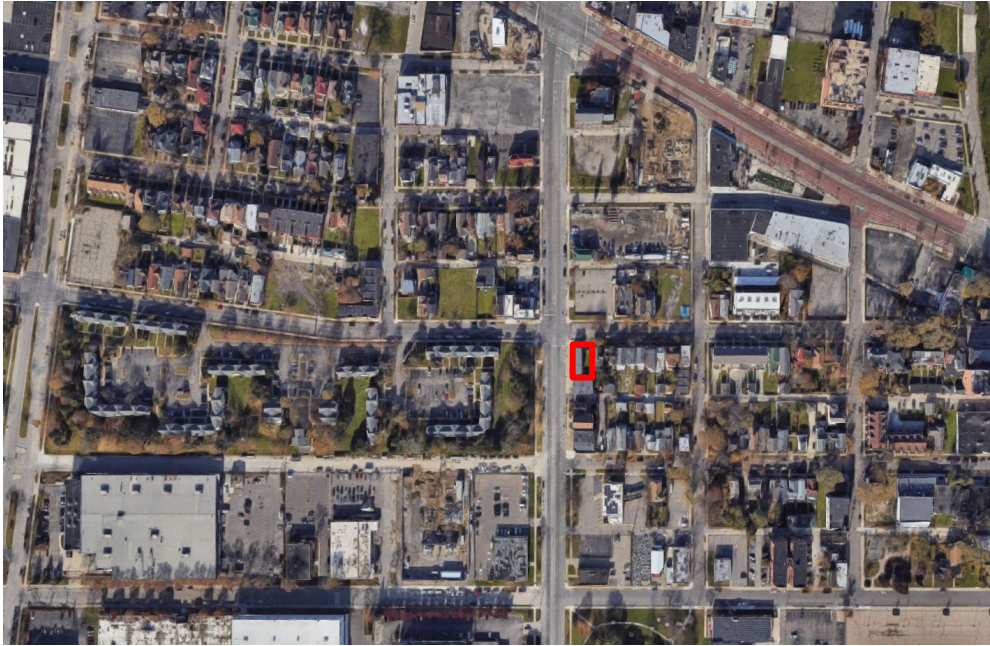
DATE: AUGUST 31, 2018	JOB #: 18-02986
SCALE: 1" = 10'	SHEET: 1 OF 1
DRA. BY: CMC / JV	REV: JANUARY 22, 2019

ZONING

- Based on plan, PPR suggested zoning change from R3 to SD2
- Aligns with other corners at Trumbull & Bagley
- Allows for a mixed-use project



SITE PLAN



STREET VIEWS - EXISTING



STREET VIEWS - EXISTING



PROPOSED PROJECT: BEFORE & AFTER

EXISTING



1970s



PROPOSED DESIGN

PROPOSED PROJECT: BEFORE & AFTER



EXISTING



PROPOSED DESIGN

RENDERING



RENDERING



RENDERING



SUCCESSFUL R3 to SD2 PROJECT: KITTY-CORNER TO PROJECT SITE

- Build on the success of kitty-corner SD2 project at 1701 Trumbull
- Thriving mix of small businesses and residential
 - From 1 resident to **5 residents**
 - From 1 small business to **6 small businesses**
 - From 1 employee to **20+ employees**
 - The Bearded Lady, FOLK, Mink, Mama Coo's, Meta Physica and Spectacle Society



PROJECT VISION

- **Retail**

- Goal is to bring in neighborhood-oriented small businesses as tenants (e.g. locksmith, tailor, dry goods, other soft goods)
- 4 small retail bays (325-725 SF)
- Small size allows rent levels to remain modest

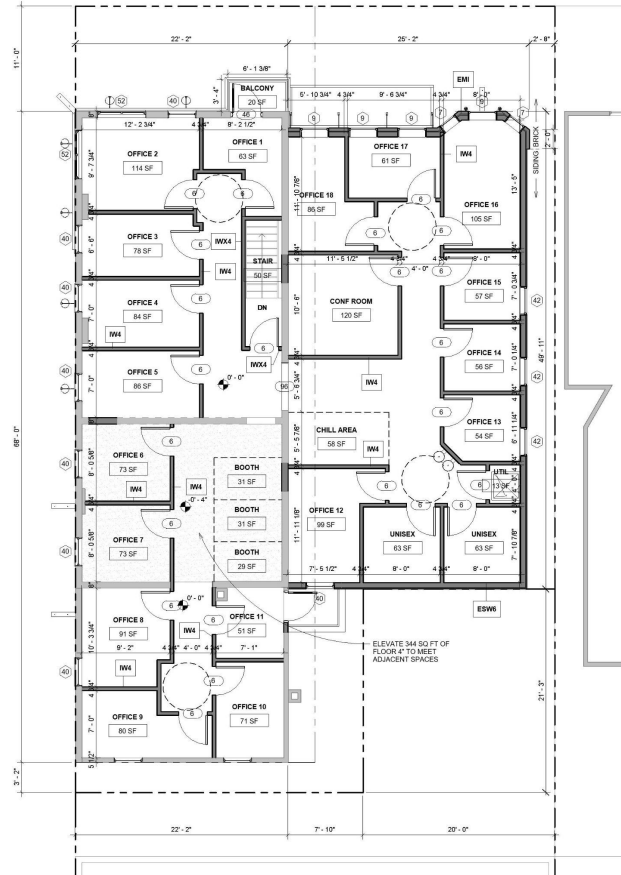


- **Office**

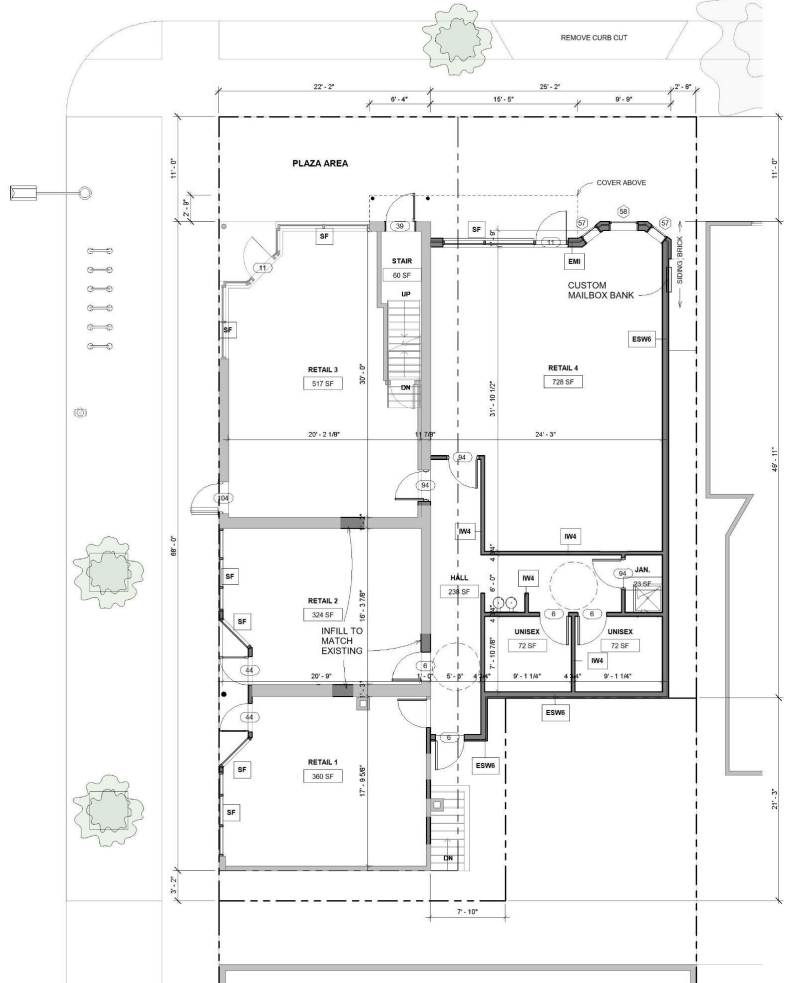
- Goal is to provide a community amenity
“Home (Office) Away from Home”
- Target customers:
 - Local small businesses
 - Neighborhood residents who can work from home & want alternative work space



FLOOR PLANS



SECOND FLOOR PLAN



FIRST FLOOR PLAN

COMMUNITY ENGAGEMENT

- **Individual Engagement:**
 - Extensive in-person and online meetings with all residential and business neighbors near the project site
- **Group Engagement:**
 - Corktown East End Block Club
 - Corktown Business Association
 - Corktown Historical Society
- **18 Letters of Support:**
 - Including all adjacent residential and business parcels



PARKING



PARKING

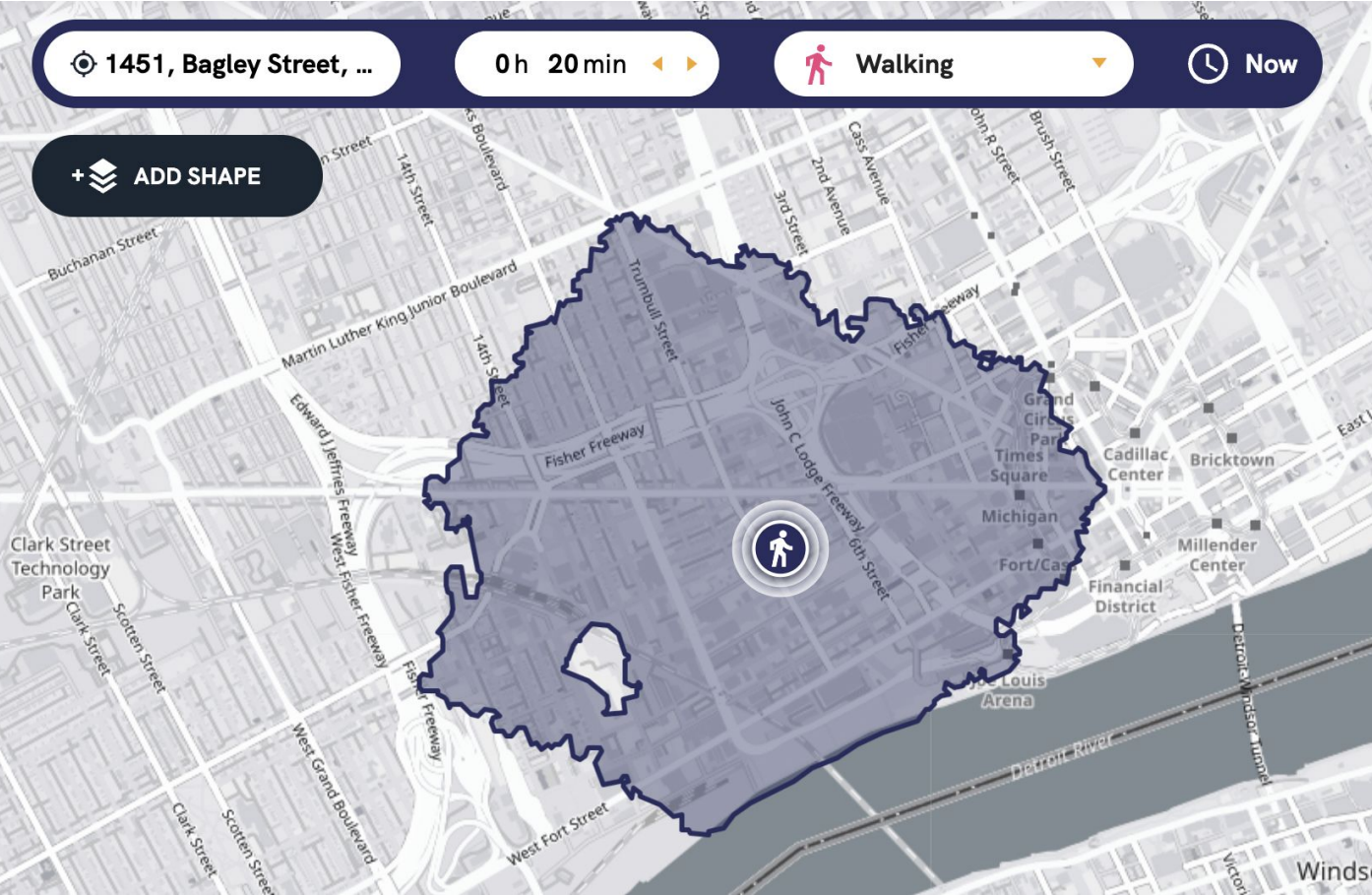
- **Retail**

- Low-traffic businesses (e.g. 1 or 2 customers at a time); no restaurant user
- Similar to 1701 Trumbull, which has 6 retailers and limited impact on local parking

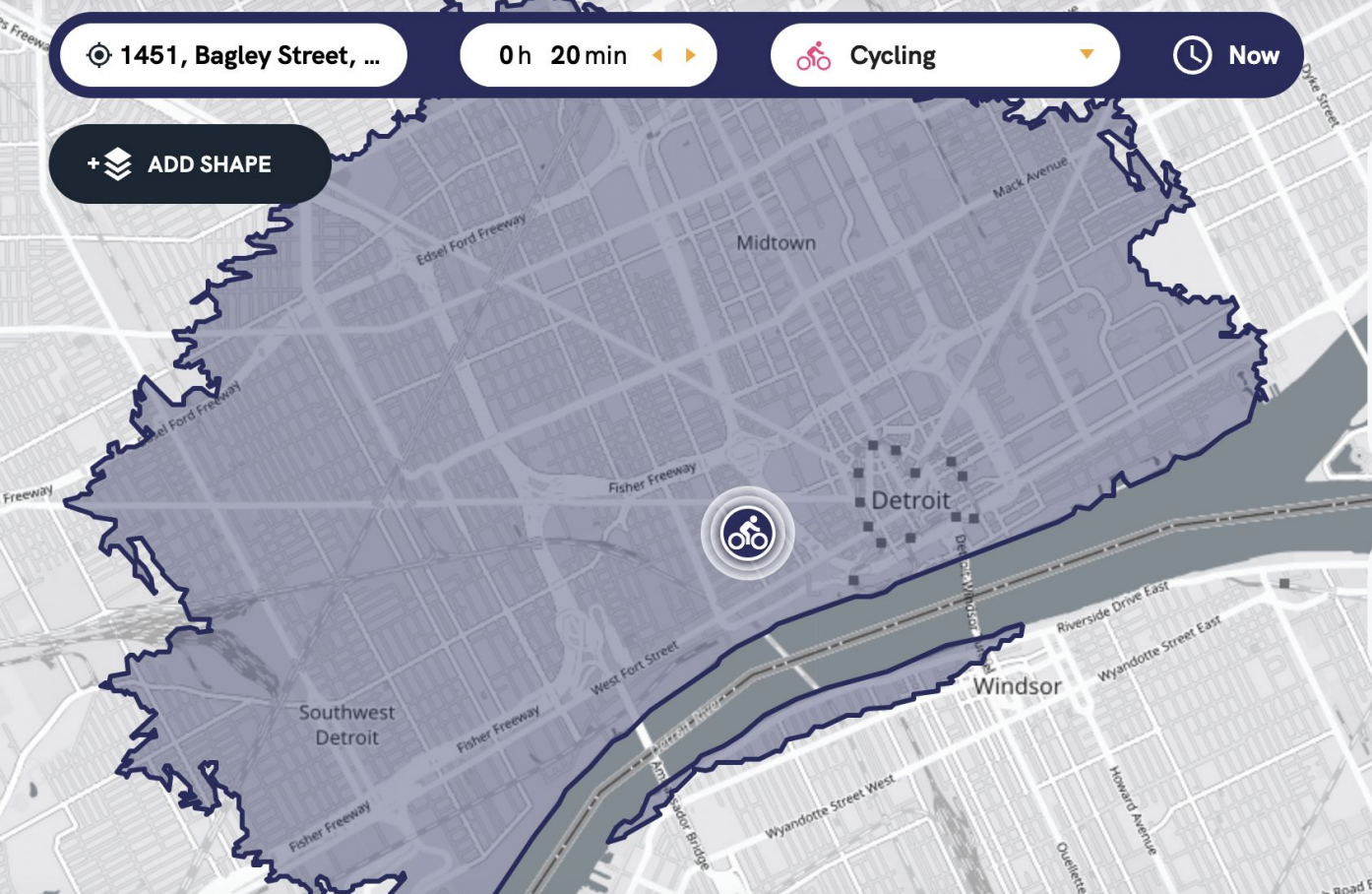
- **Office**

- Counter-cyclical demand
 - Office tenants who drive will be looking for parking during business hours
 - Most existing parking demand in this area is from nighttime restaurant / entertainment customers and residents coming home after work hours
- Low utilization factor
 - Many office workers are only using space 2 or 3 days per week
- Emphasis on local customers
 - Marketing to local groups within 20 minute walk/bike
 - Partnerships with local apartment buildings & hotels
 - Tiered pricing model

20 MINUTE WALKING AREA

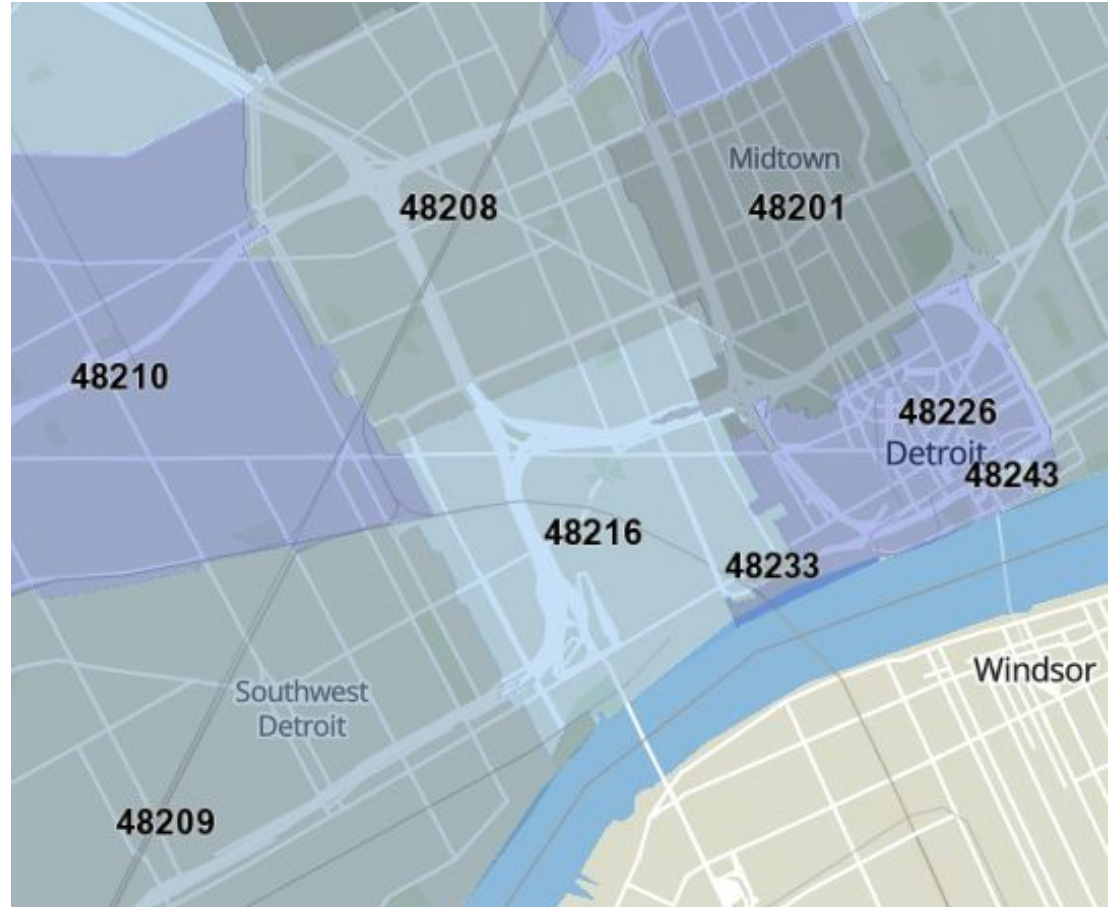


20 MINUTE BICYCLING AREA



TIERED OFFICE PRICING MODEL

- **Idea emerged from neighbors at block club meeting**
- **Neighbors pay base price**
 - **48216**
 - **48209**
 - **48210**
 - **48208**
 - **48201**
 - **48226**
- **Others pay elevated price to put toward off-street parking**



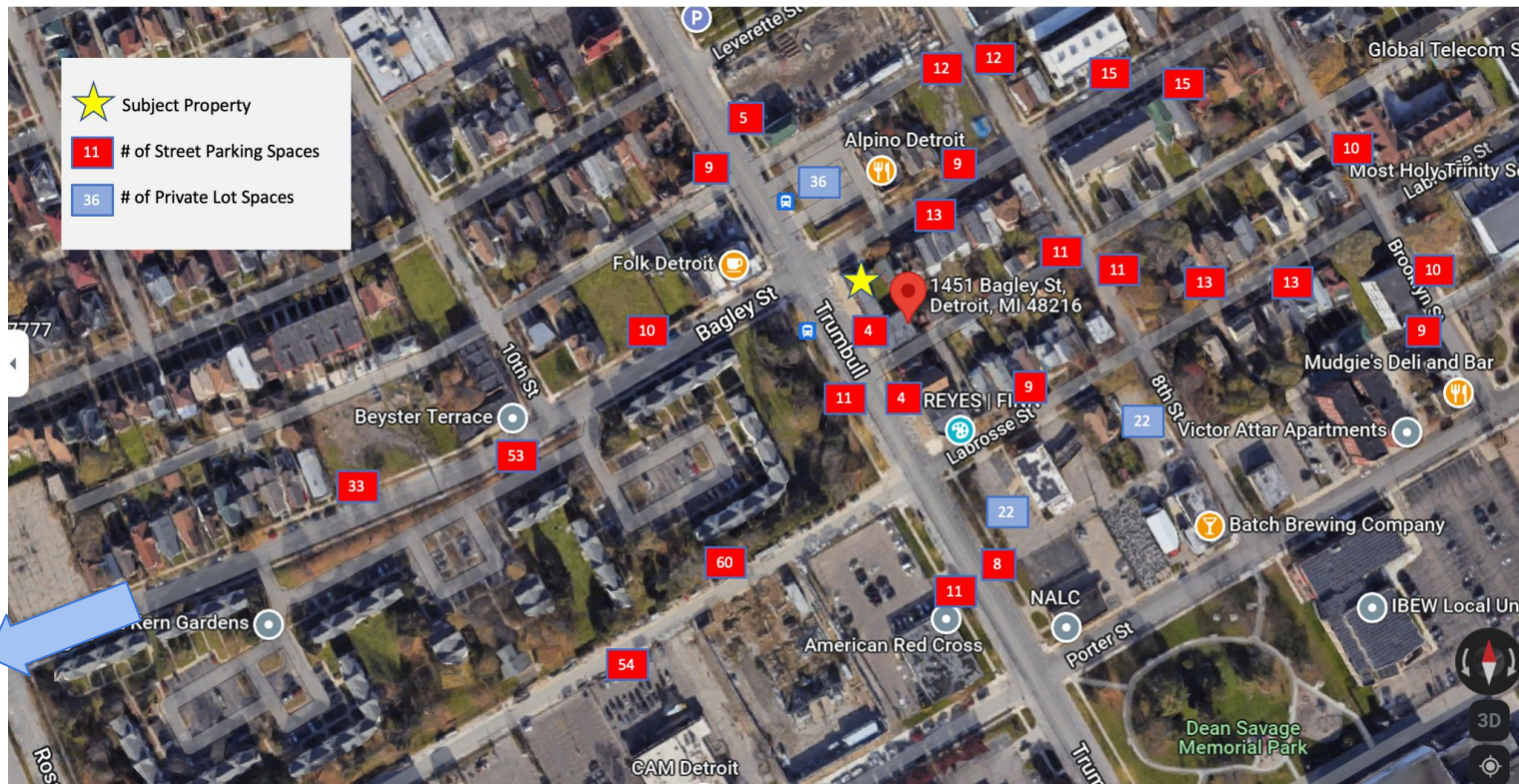
LETTER OF INTENT AT ADJACENT PARKING LOT

Signed Letter of Intent for parking space rental agreement across the street from project site.



PARKING STUDY

- >424 street spaces on selected blocks within 2-3 blocks of project site
- >80 off-street spaces within 1 block of project site



PARKING STUDY

- Many of the nearby street parking areas have minimal utilization during the work day



*Images taken at 10:30am on a Wednesday. Add'l survey photos (different times & different days) available upon request



NEAREST NEIGHBOR SENTIMENTS

"We definitely need more foot traffic to make this section of Corktown more robust. I do not see parking as an issue."

-Ping Ho
Owner, Mink
1701 Trumbull, Suite D

"I live in the city to be around other people. Since COVID, it's been dead around here 5 days a week."

-Stacy Mulloy
1701 Trumbull, Apt. 1

"As an active business operator and Detroit-based community member raising my family in Detroit, I strongly believe our community needs greater activation tucked into the fabric of our neighborhoods. Especially those that are walkable, bikeable and sure to attract much-needed community-minded foot traffic such as proposed kitty-corner to Folk."

-Rohani Foulkes
Owner, Folk Detroit
1701 Trumbull, Suite B

"We have never perceived a lack of parking at the intersection or in the neighborhood."

-Kyle Smitley
Owner, Louis Kitchenware
1451 Bagley

"The project's parking demands (primarily daytime users) will not conflict with the existing parking demands from residential neighbors. Parking is not an issue for Tony and I and there is plenty of street parking every day of the week."

-Mindy Huestis &
Tony Andreoni
1439 Bagley

"I am not overly concerned about a lack of street parking. There is nothing but space in Detroit; let's fill it up."

-Ian Ponman
1445 Bagley

"I would very much appreciate the added foot traffic & exposure this would bring to my business."

-Tina Arroyo
Resident &
Owner, Spectacle Society
1512 Bagley Apt. 4 & Suite E

"The accommodation of cars over pedestrians is a major public safety issue."

-Ashley Hipps
Owner, The Bearded Lady
1701 Trumbull, Suite A

"Projects like 1451 Bagley strengthen our community, bringing new uses and vibrancy to our streets."

-Michael D. Essian II
Resident & VP American Community Developers
Clem Kern Gardens

18 Letters of Support



THANK YOU!



APPENDIX



SW 2740
Mineral Gray
 Interior / Exterior
 Location Number: 253-C5

BRICK

