

HIVE – Russell Building: Preservation of Sources

Develop Detroit, Inc. ("DDI") is moving forward with its financing to close on the HIVE's first phase of affordable housing containing 78 units on approximately .7 acres near the corner of Gratiot Avenue and Russell Street (the "Russell Building"). As such, the first phase was approved by the MSHDA Board on December 5, 2023 for 4% LIHTC Direct Lending bond financing plus their Gap dollars, as well as investment dollars supported by the City of Detroit's ARPA program that must fund into the Russell Building in the second quarter of 2024; otherwise, if not funded by the stated time the development will risk losing its sources.

In order to maintain costs for the committed sources, DDI is looking at ways to protect all contingencies including extensive environmental remediation efforts. The approved EGLE remediation plan for the Russell Building includes extensive soil extraction to depths that are difficult to predict until we remove and test during construction. Therefore, in order to protect contingencies DDI believes that removing the podium but still maintaining the building exterior design will vastly help preserve the budget. In short, DDI is requesting to take a four-story building (three stories on top of a parking structure) to three-stories and eliminate the parking structure underneath the building. The parking that would have been inside the podium would then shift to a surface lot owned by DDI immediately contiguous to the Russell Building.

HIVE PHASE II - Immediate Plans to
Continue Progress as Set Forth:

DDI is also aggressively pursuing development of the second phase directly fronting Gratiot Avenue containing approximately 140 units of multifamily as well as an internal parking deck to support the first and second phases. This second phase will take approximately 12 months to complete financing as we already have approximately 50% completed design development plans that can be converted to construction drawings. Once we close on financing, DDI would then begin construction on the second phase. It is anticipated DDI will start construction on the second phase by fall of 2025.

HIVE - RUSSELL COMPARISON

RENDERED ELEVATION



PREVIOUS APPROVED CONCEPTS



MINOR MODIFICATION RENDERED ELEVATION OF PROJECT
SHOWING ALL PHASES

ORIGINAL RENDERINGS - FROM SITE PLAN APPROVAL
ORIGINAL DRAWINGS - PERMIT SET DATED 4/13/2023

ORIGINAL DESIGN TEAM



HIVE - RUSSELL COMPARISON

PHASE 1-3 - SITE PLAN



PHASES 1-3 - MINOR MODIFICATION SITE PLAN



PREVIOUS APPROVED SITE PLAN

ORIGINAL

NEW

1

PHASE 1 - THE HIVE ON RUSSELL - 4 STORY, 78 UNITS, BUILDING COVERED PARKING ON THE FIRST FLOOR.

PHASE 1 - THE HIVE ON RUSSELL - 3 STORY, 78 UNITS. NO BUILDING COVERED PARKING. (SEE PHASE 1)

2

DOG RUN ALONG THE HIVE ON RUSSELL

PHASE 1 WILL HAVE PARKING IN THIS SPOT. PHASE 2 WILL REMOVE MOST OF SAID PARKING AND ADD THE GREEN SPACE FOR A DOG RUN AND/OR PLAYGROUND AREA (SEE PHASES 1 & 2)

3

PARKING STRUCTURE

PHASE 1 WILL HAVE SURFACE-LEVEL PARKING LOT. PHASE 2 WILL CONVERT TO A PARKING STRUCTURE. (SEE PHASES 1 & 2)

4

PARKING LOT

PHASE 1 WILL HAVE A PARKING LOT. PHASE 2 WILL EXPAND THE PARKING LOT TO GRATIOT AS SHOWN ON THE ORIGINAL DESIGN. (SEE PHASE 1 & 2)

PHASE I WILL INCLUDE 59 PARKING STALLS TO SUPPORT RUSSELL BUILDING

HIVE - RUSSELL COMPARISON

PHASE 1 - SITE PLAN



NEW PHASE 1 - SITE PLAN



PREVIOUS APPROVED SITE PLAN

ORIGINAL

NEW

1

THE HIVE ON RUSSELL - 4 STORY, 78 UNITS, BUILDING COVERED PARKING ON THE FIRST FLOOR.

THE HIVE ON RUSSELL - 3 STORY, 78 UNITS. NO BUILDING COVERED PARKING.

2

PARKING STRUCTURE

15 ON-SITE PARKING SPACES ON RUSSEL PARCEL

3

DOG RUN ALONG THE HIVE ON RUSSELL

15 ON-SITE PARKING SPACES FOR PHASE 1 ONLY. PHASE 2 WILL REMOVE PARKING SPACES TO INSTALL A DOG RUN AND/OR PLAYGROUND (SEE PHASE 2)

4

PARKING LOT FOR 43 SPACES

PARKING LOT FOR 22 SPACES. PARKING LOT TO EXPAND IN PHASE 2 (SEE PHASE 2)

5

PAVEMENT ON SERVICE DRIVE TO BE BRICK

PAVEMENT ON SERVICE DRIVE TO BE CONCRETE. PHASE 2 WILL RE-PAVE TO BE EITHER BRICK OR STAMPED CONCRETE (TBD) (SEE PHASE 2)

6

DECORATIVE PAVEMENT FOR ALLEYS

ALLEYS WILL BE CONCRETE. AFTER PHASE 2 & 3, ALLEYS WILL BE RE-PAVED TO BE DECORATIVE PAVEMENTS. (SEE PHASE 2 & 3)

7

TREES IN GRATIOT RIGHT OF WAY

NO ADDITIONAL TREES WILL BE PLANTED AT THIS TIME IN THIS AREA. NEW TREES WILL BE PLANTED IN PHASE 2 IN THIS AREA. (SEE PHASE 2)

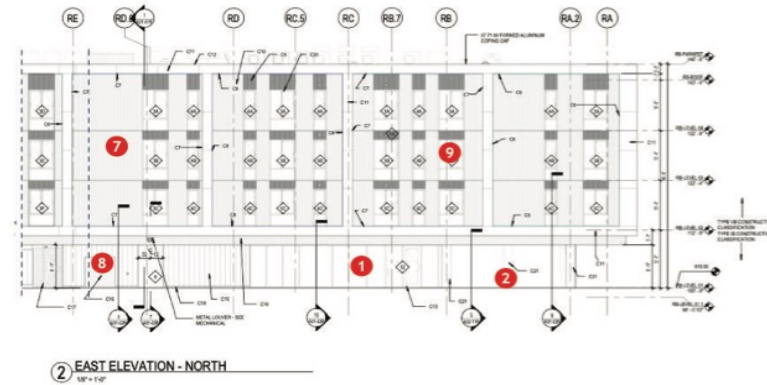
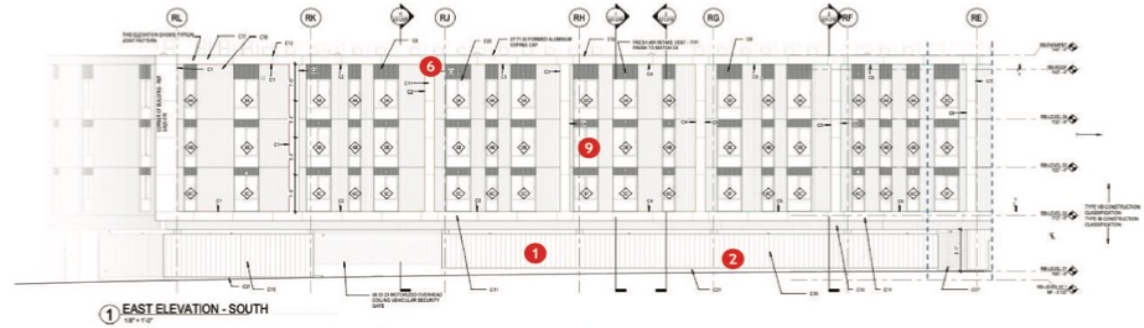
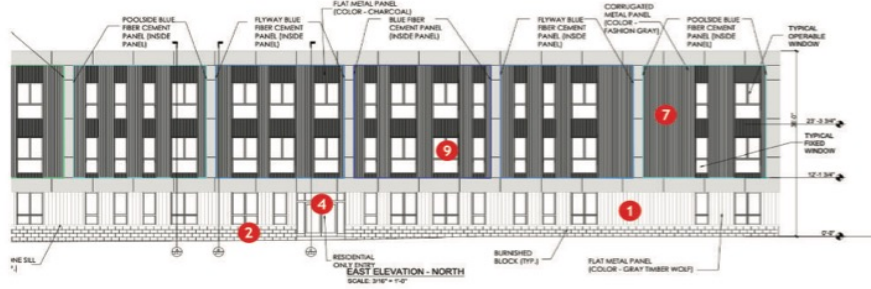
8

PORTION OF 15' ALLEY GETS USED FOR PARKING LOT

THE PAVEMENT IN THE 15' ALLEY WILL BE WIDENED TO ALLOW TWO-WAY TRAFFIC. THE ALLEY WILL BE VACATED FOR THE PARKING LOT IN PHASE 2. (SEE PHASE 2)

HIVE - RUSSELL COMPARISON

PHASE 1 - EAST BUILDING ELEVATIONS



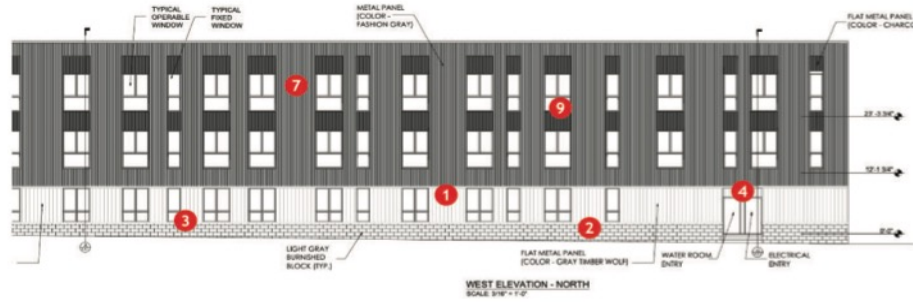
NEW ELEVATIONS

ORIGINAL ELEVATIONS

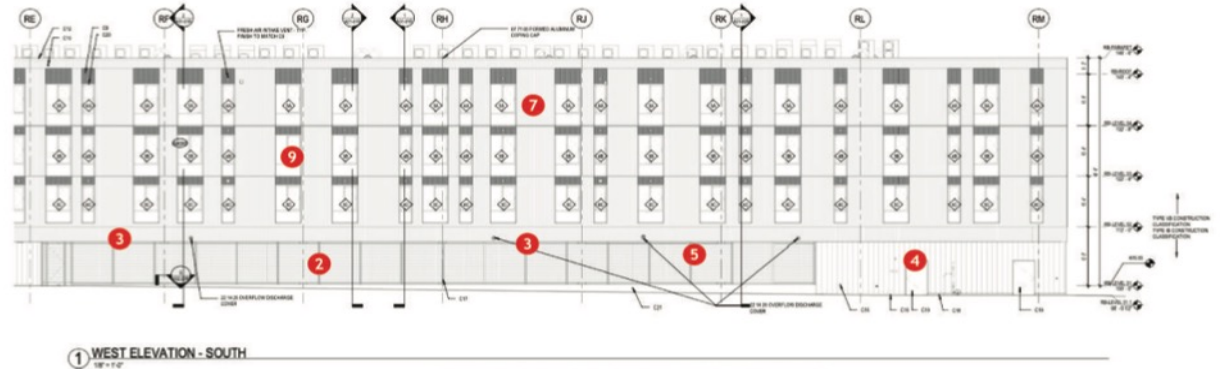
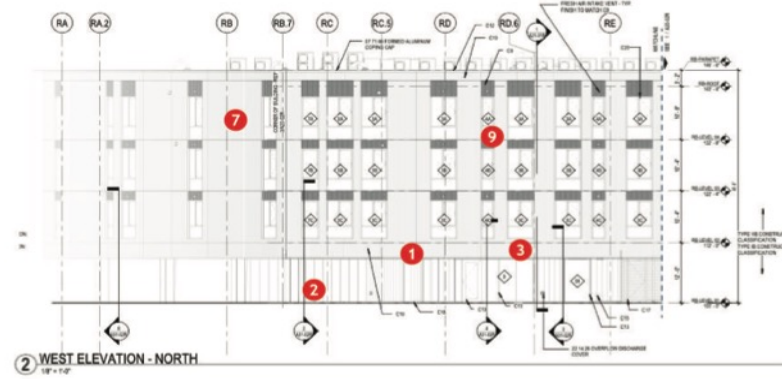
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|----------|--|---|---|---|--|---|---|--|---|
| ORIGINAL | 4 STORY BUILDING. FIRST FLOOR IS COVERED PARKING LOT | FLAT METAL PANELING WITH AN 8" +/- CMU BASE | EXCLUDING THE EAST ELEVATION, NO TRIM PIECE BETWEEN THE 1ST & 2ND FLOORS. THE COVERED PARKING AREA ACTED AS A TRANSITION BETWEEN THE TWO FLOORS AND HELPED FRAME OUT THE UPPER FLOORS | NO RESIDENTIAL ENTRANCE ON RUSSELL. ENTRANCE TO WATER & ELECTRIC ROOM WAS FLUSH WITH BUILDING ELEVATION | NO COVERED RESIDENTIAL ENTRANCE ON THE WEST ELEVATION FACING THE PARKING LOTS | RENDERING WERE NEVER UPDATED TO SHOW THE FINALIZED COLORS AND DID NOT SHOW THE COLORS ON THE TOP OF THE FACADE EXTRUSION | ORIGINAL PERMIT DRAWINGS SHOW FLAT METALS, CORRUGATED METAL PANELS, FIBER CEMENT PANELS & METAL TRIM FOR THE FACADE | BUILDING PROPOSED A ROLL UP DOOR TO HOLD DUMPSTERS | BUILDING PROPOSED FLOOR TO CEILING WINDOWS IN THE UNITS |
| NEW | 3 STORY BUILDING. NO MORE COVERED PARKING LOT | MIN. OF 2'-4" BURNISHED BLOCK WITH LIMESTONE SILL. THE SAME FLAT METAL PANELS FROM THE ORIGINAL DESIGN WILL BE USED ABOVE THE SILL. METAL PANELING TO GRADE WILL DETERIORATE DUE TO SALT APPLICATION. BURNISHED BLOCK TO BE LIGHT GRAY IN COLOR, TO MATCH THE OTHER COLORS OF THE BUILDING. STONE SILL WILL BE USED TO MATCH WINDOW SILLS | 5" FIBER CEMENT TRIM ON THE NORTH SOUTH & WEST. ELEVATIONS TO HELP RECREATE THE SEPARATION BETWEEN THE 1ST & 2ND FLOOR | THERE IS NOW A RESIDENTIAL ENTRANCE ON RUSSELL. BOTH SETS OF ENTRANCES ARE NOW RECESSED. | PROVIDED A CANOPY FOR THE RESIDENTIAL ENTRANCE. CANOPY COLOR TO MATCH THE BLUE COLOR FROM THE EAST ELEVATION | THE RENDERINGS WERE RECREATED BY A DIFFERENT ARCHITECTURAL FIRM. COLORS NOW MATCH WITH WHAT IS SHOWN ON THE ORIGINAL PERMIT SET OF DRAWINGS | NEW DESIGN WILL UTILIZE THE SAME MATERIALS AND COLORS (SEE CHART) | TRASH DUMPSTER IS NOW IN ITS OWN ENCLOSURE ON THE TRIANGULAR PARCEL, NEXT TO THE PARKING LOT | WINDOWS ARE NOW 7'-6" IN HEIGHT |

HIVE - RUSSELL COMPARISON

PHASE 1 - WEST BUILDING ELEVATIONS



NEW ELEVATIONS

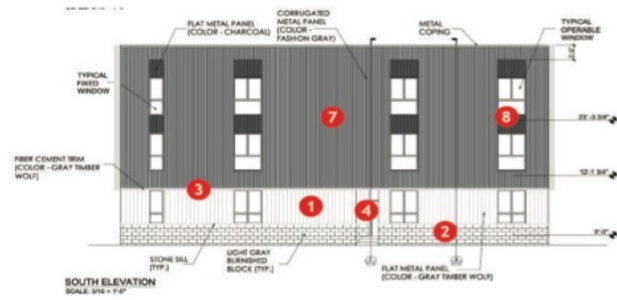
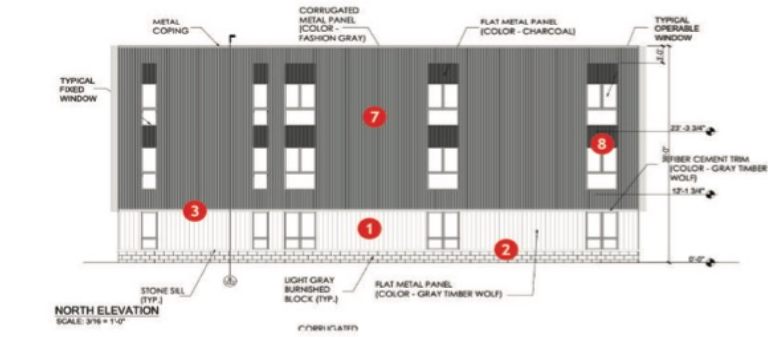


ORIGINAL ELEVATIONS

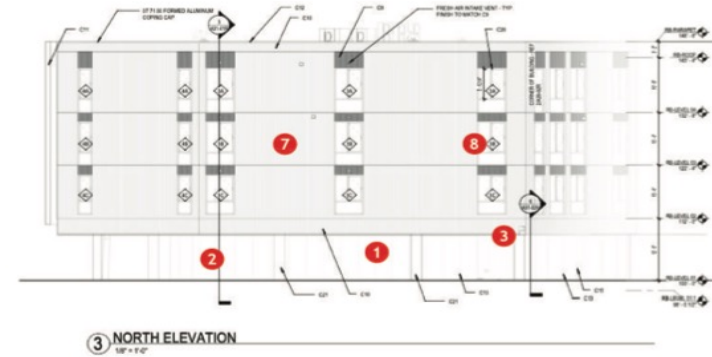
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HIVE - RUSSELL COMPARISON

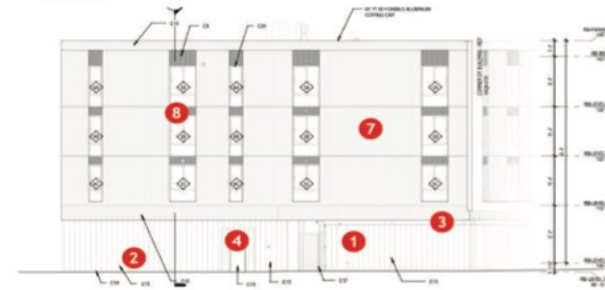
PHASE 1 - NORTH & SOUTH BUILDING ELEVATIONS



NEW ELEVATIONS



③ NORTH ELEVATION
1/8\"/>



③ SOUTH ELEVATION
1/8\"/>

ORIGINAL ELEVATIONS

| | ① | ② | ③ | ④ | ⑤ | ⑥ | ⑦ | ⑧ | ⑨ |
|----------|--|-----------------------------------|---|---|--|---|---|--|---|
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HIVE - RUSSELL COMPARISON

PHASE 2 - SITE PLAN



PHASE 2 - MINOR MODIFICATION SITE PLAN



PREVIOUS APPROVED SITE PLAN

| ORIGINAL | NEW |
|---|---|
| <p>① DOG RUN WAS ORIGINAL APART OF PHASE 1</p> | <p>ONCE THE PARKING STRUCTURE IS BUILT, THE PARKING HERE WILL BE REMOVED TO PROVIDE A DOG RUN AND/OR PLAYGROUND.</p> |
| <p>② TRIANGULAR PARCEL FOR PARKING STRUCTURE WAS ORIGINALLY VACANT IN PHASE 1</p> | <p>THE PARKING LOT ON THE TRIANGULAR PARCEL WILL BE REMOVED TO INSTALL A PARKING STRUCTURE. PARKING STRUCTURE TO SERVICE ALL 3 PHASES.</p> |
| <p>③ PARKING LOT ORIGINALLY EXTENDED TO GRATIOT IN PHASE 1. TOTAL OF 43 SPACES.</p> | <p>PARKING LOT BUILT IN PHASE 1 WILL BE EXTENDED TO PROVIDE 43 SPACES</p> |
| <p>④ PAVEMENT FOR THE SERVICE DRIVE WAS BRICK.</p> | <p>PHASE 1 HAD THIS STREET REPAVED AS CONCRETE. PHASE 2 WILL RE-PAVED TO BE BRICK OR DECORATIVE CONCRETE AFTER THE BUILDINGS ARE COMPLETED ON GRATIOT</p> |
| <p>⑤ PAVEMENT IN THE ALLEYS WAS GOING TO BE DECORATIVE PAVEMENT</p> | <p>PHASE 1 HAD THE ALLEYS REPAVED AS CONCRETE. PHASE 2 WILL REPAVED THE PORTIONS OF THE ALLEYS THAT WILL NOT BE AFFECTED FROM CONSTRUCTION IN PHASE 3, WITH DECORATIVE PAVEMENT</p> |
| <p>⑥ TREES PROPOSED IN GRATIOT RIGHT OF WAY</p> | <p>TREES WILL BE PLANTED AS PART OF THE SCOPE OF WORK IN THE GRATIOT RIGHT OF WAY. THERE ARE NO PLANS TO PLANT TREES IN THE ROAD MEDIUM AT THIS TIME.</p> |

HIVE - RUSSELL COMPARISON

PHASE 1 EXTERIOR BUILDING MATERIALS & COLORS - ORIGINAL & NEW

| MATERIAL | DESCRIPTION | COLOR |
|---|--|---|
| METAL WALL PANELS - EXPOSED FASTENERS | Nurco Company: Econclap 3/4" or comparable product by the following: Morin Corporation, Peterson Aluminum Corporation or Kingspan. Precoated aluminum sheet, 20 gauge, 0.032" minimum thickness. | CORRUGATED METAL PANELS = Fashion Gray PPG UC51825 |
| METAL WALL PANELS - CONCEALED FASTENERS | Nurco Company: IW-10A or comparable product by the following: Morin Corporation, Peterson Aluminum Corporation or Kingspan. Precoated aluminum sheet, 20 gauge, 0.032" minimum thickness. | FLAT METAL PANELS = Charcoal PPG UC109852 Metal Trim (8) = Safety Orange PPG UC134841, School Bus Yellow PPG UC126129, Traffic Yellow PPG UC125164, Lime Green PPG UC133896, Brite Green PPG UC126235XL, Poolside Blue PPG UC121359XL, Flyway Blue PPG UC126640, Blue PPG UC127185 |
| METAL WALL PANELS - SOFFIT PANELS | Nurco Company: IW-10A or comparable product by the following: Morin Corporation, Peterson Aluminum Corporation or Kingspan. Precoated aluminum sheet, 20 gauge, 0.032" minimum thickness. | METAL COPING & ALUMINIUM STORE FRONT = Gray Timber Wolf PPG UC115419 |
| COMPOSITE WALL PANELS | Swisspearl: largo or comparable product by the following: Cembrit, Nichiha USA, Tamlyn or Allura Panels. Fiber-cement sheets in compliance with ASTM C1186 Type A | FIBER CEMENT PANEL - Gray Timber Wolf PPG UC115419 |



Safety Orange PPG UC134841 School Bus Yellow PPG UC126129 Traffic Yellow PPG UC125164 Lime Green PPG UC133896



Brite Green PPG UC126235XL Poolside Blue PPG UC121359XL Flyway Blue PPG UC126640 Blue PPG UC127185



Fashion Gray PPG UC51825 Charcoal PPG UC109852 Gray Timber Wolf PPG UC115419

