



DEPARTMENT OF
**Planning &
Development**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone: 313.224.1339
Fax: 313.224.1310
www.detroitmi.gov/pdd

- APPROVED
 APPROVED WITH CHANGES NOTED

- REVISE AND RESUBMIT**
 REJECTED

SUBMITTAL WAS REVIEWED FOR DESIGN CONFORMITY AND GENERAL CONFORMANCE TO CITY OF DETROIT DESIGN GUIDELINES. THE APPLICANT IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT JOBSITE FOR TOLERANCE, CLEARANCE, QUANTITIES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, AS WELL AS COORDINATION OF THE WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS.

STAFF BRIEF

This document is the staff's comparison of the City of Detroit Design Review Guiding Principles, Design Guidelines for City of Detroit Zoning Ordinance and other applicable adopted area guidelines as applied to the proposed application. It is intended to provide guidance during the City Planning and Development Design Review of the proposed application.

Date: 12/02/2022

Project: Edmund Place Townhomes

Design Review Meeting: PPR 7/28/2021

Address: 84 Edmund Place

Staff: Russell Baltimore (baltimorer@detroitmi.gov), Julio Cedano (CedanoJ@detroitmi.gov)

Year structure built: NA

Applicant: Pierre Roberson, proberson@tu.edu; Randy Arnold, rarnold@arnoldhomesllc.com

Project Scope Under Review: New Construction

Project Summary: (from the developer)

Arnold Homes wishes to construct a new 12 unit multi-family residential development on Edmund Place in the Historic Brush Park neighborhood.

Design Review Guiding Principles:

- ✓ IN COMPLIANCE
- ✗ NOT IN COMPLIANCE
- ⊖ NOT APPLICABLE
- 🔄 MORE INFORMATION NEEDED

⊖ **Historic Preservation:** The intent of development is to preserve existing structures and complement the urban fabric through a thoughtful and intentional approach to design.

✓ **Activate the Public Realm:** All projects shall build upon the walkable environment, providing a transparent and interactive building frontage and ground level meant to intrigue pedestrians through design and active uses.

✓ **Appropriate Density:** Any new building shall be appropriate in scale with surroundings.

- 🔄 **Building Form and Material:** The site shall incorporate sound urban design and established development principles. The built environment shall provide interesting building typologies of varied architectural styles and compliment, not mimic, the nature of the existing urban fabric.
- ✓ **Maintain/Integrate the Street Grid:** Many city blocks have been combined into superblocks or developments built facing inwards. The goal is for new development to be directly integrated into the existing street grid - not to create an isolated development site.
- 🔄 **Street Frontage:** All new construction shall be designed along the front lot line of the property adjacent to the public right-of-way. Parking shall not be provided between the building frontage and the street edge.
- ✓ **Pedestrian Experience:** Where appropriate, alleyways will serve as the main point of automotive ingress and egress. Curb cuts onto public right-of-way will be minimized or obsolete in order to provide a safe, walkable, pedestrian oriented street design.
- ✓ **Parking and Access:** All on-site parking shall be appropriately landscaped or be screened from view, preferably developing parking lot edges of the site with new construction in order to shield the parking from view.
- 🔄 **Buffering:** Expand the use of green belts and natural buffer zones to protect residential areas from commercial and industrial areas which are environmentally detrimental to nearby residential neighborhoods. Minimize and screen outdoor storage and work areas.
- 🔄 **Sustainable Design:** All developments should strive to embrace sustainable practices that create healthier living environments while aiming to minimize the negative impacts of the built environment and achieving long-term energy and resource efficiency as well as universal design

Design Review notes:

Design Review and PDD are in support of this initial design. The development team needs review the elements of design for the Brush Park Historic District. Work with staff of the Historic District Commission to better understand the requirements of building new structures within the Brush Park Historic Neighborhood. Extreme care needs to be observed to maintain the prominence of the adjacent historic structures.

General Notes:

- Adhere to zoning requirements (setbacks, use, etc.)
- Identify a clear strategy for trash storage and removal
- When designing exterior of the structures, provide elevations including the adjacent historic structures.
- Provide renderings that include the adjacent historic structure so that HDC can view how your development will integrate into the existing historic fabric
- Contact DPW for maintenance agreement for the public alley.
- Consult a landscape architect for design of landscaping and site amenities.
- Follow design standards for onsite parking in the zoning ordinance (including paving surfaces, interior landscaping, screening, etc.)
- The development team is encouraged to contact Russell Baltimore (baltimorer@detroitmi.gov) or Zachary Funk (Zachary.Funk@detroitmi.gov) to schedule a follow-up design review meeting once these initial comments have been addressed.
- Consider the use of sustainable building practices whenever possible:
 - Minimize energy use – reducing energy loads through appropriate insulation, efficient equipment and lighting, and incorporating renewable energy systems.
 - Conserving and protecting water by reducing and controlling stormwater runoff.
 - Use of environmentally preferable products – products made with recycled and renewable content.

- Enhance indoor environmental quality by maximizing daylight, providing adequate ventilation, and using low-or no-VOC products.
- Optimizing operations and maintenance practices by using products that require less maintenance, less toxic chemical and cleaners, and less water and energy usage.
- Design for end of life of the structures so that building components and materials can be disassembled, reused, and/or recycled at the end of their useful life.

SEE ATTACHED DESIGN SUBMITTAL PACKAGE MARK-UP FOR ADDITIONAL COMMENTS.

COMMENTS IN RED ARE
REQUIRED CHANGES

84 Edmund Place

Brush Park Form Based Code Development Review Application

Submission Date: October 24, 2022

Project Narrative

84 Edmund Place will be a new 9 unit multi-family residential development

Development Attributes:

3 Multi-Story Townhomes appx 4000 SF each, at street frontage on Edmund Place

3 Story + Finished Basement

3BR, 3Bath, Elevator, Designed for ADA Accessible retrofit, Roof Terrace

2 Car garage at grade accessible at rear of townhomes

3 Apartments appx 1675 SF above the Townhome garages

2 Story

2BR, 2Bath, Outdoor Balconies

2 Townhomes appx 3400 SF at alley

3 Story + Finished Basement

4BR, 3.5 Bath, Outdoor Balconies

1 Car garage at grade

1 Townhome appx 3400 SF at alley

3 Story + Finished Basement

3BR, 3.5 Bath, Outdoor Balconies

1 Car garage at grade

Site Information:

Current site faces Edmund Place with dimensions of 95.5' x 167.05'

Site Area: 15,953.275

Current Use: Surface Parking

No indications of adverse environmental conditions on the site

Proposed structural approach:

Wood Frame construction

Brick veneer facade

Lightweight cementitious rainscreen accent material

Operable windows

Parking Calculations:

.5 space/DU x 9 DU = 5 min parking spaces

Title Sheet

Property Address

84 Edmund Place
Detroit MI, 48201

Property Legal Description

S EDMUND PL 10 W 45.50 FT 11 BLK 5 BRUSH SUB L1 P191 PLATS, WCR 1/40 95.5 X 167.05 SPLIT/COMBINED ON 09/30/2019 FROM 01000702., 01000703., 01000704.;

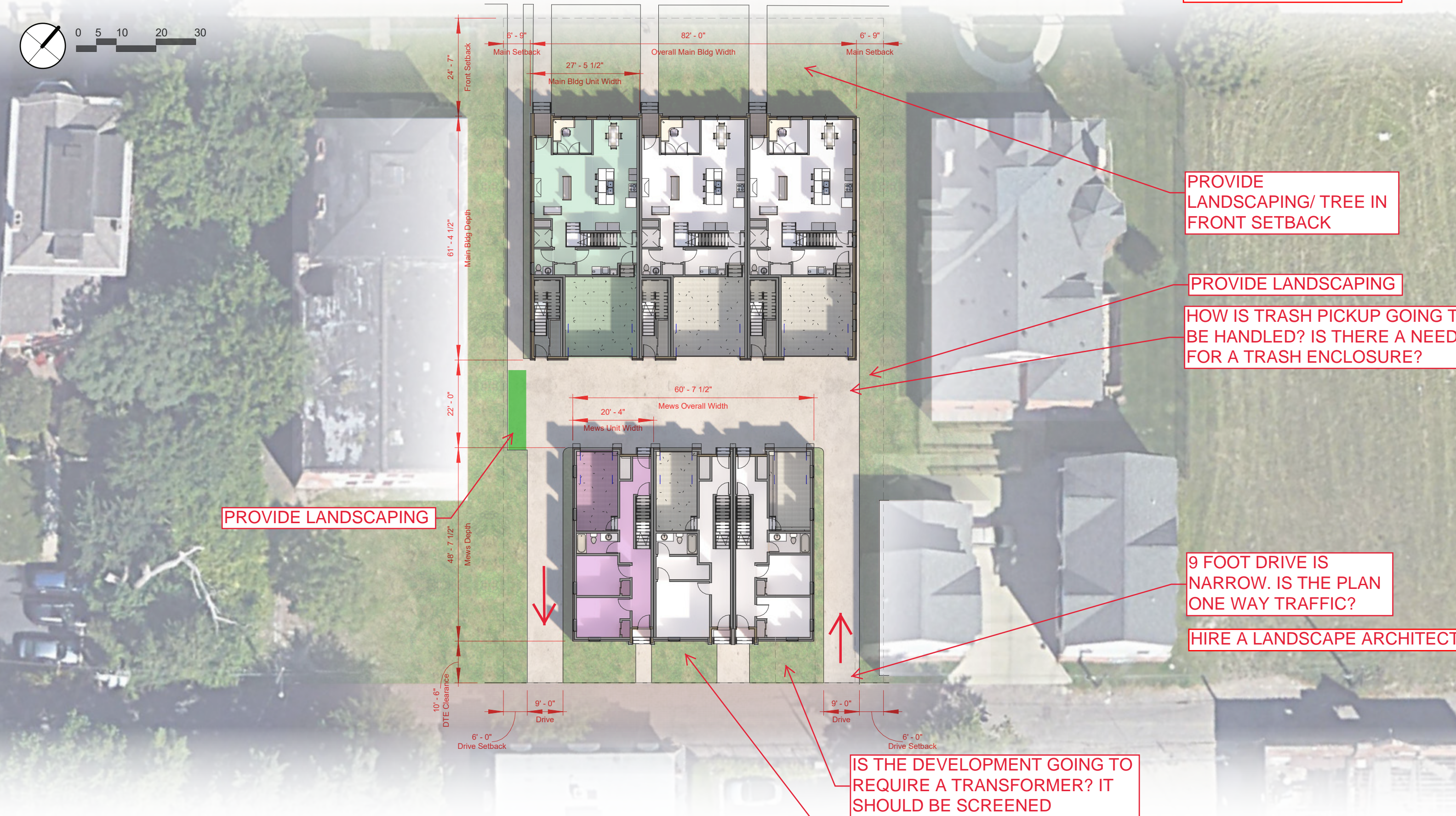
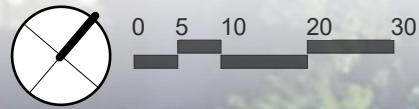
Architect

Immersive Design Studio
Pierre Roberson, AIA, NOMA
24875 Thorndyke Street
Southfield MI, 48033
734-330-0927



Location Map

Site Plan / First Floor Plan



COMMENTS IN RED ARE REQUIRED CHANGES

PROVIDE LANDSCAPING/ TREE IN FRONT SETBACK

PROVIDE LANDSCAPING

HOW IS TRASH PICKUP GOING TO BE HANDLED? IS THERE A NEED FOR A TRASH ENCLOSURE?

PROVIDE LANDSCAPING

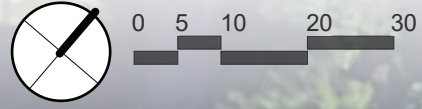
9 FOOT DRIVE IS NARROW. IS THE PLAN ONE WAY TRAFFIC?

HIRE A LANDSCAPE ARCHITECT

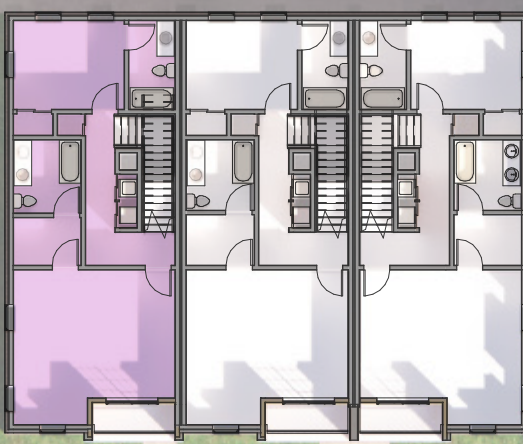
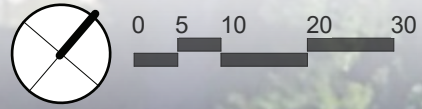
IS THE DEVELOPMENT GOING TO REQUIRE A TRANSFORMER? IT SHOULD BE SCREENED

PROVIDE LANDSCAPING/ TREE IN FRONT SETBACK

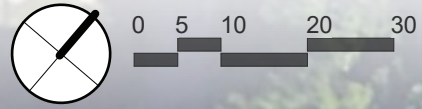
Second Floor Plan



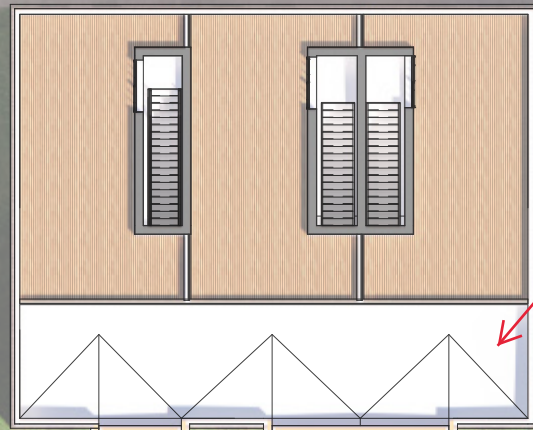
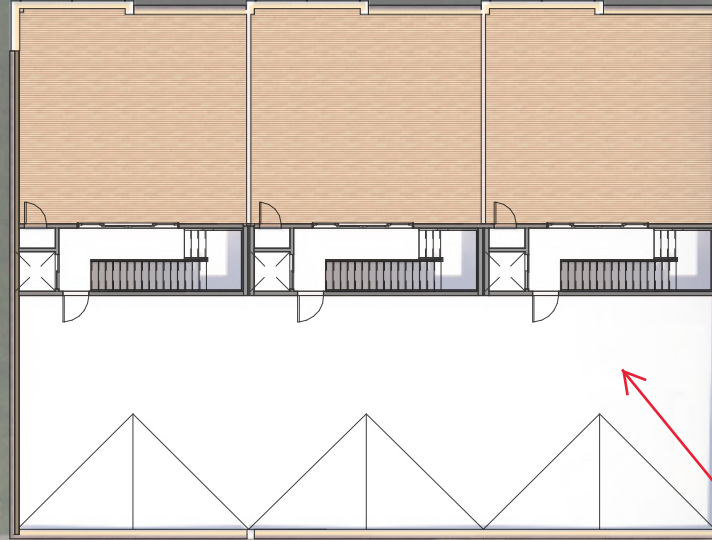
Third Floor Plan



Roof Plan



COMMENTS IN RED ARE
REQUIRED CHANGES



ARE THERE ROOFTOP UNITS?

Elevations - North Street Frontage Elevation



104 Edmund Pl - Eastlake Style

- Red brick exterior
- Painted wood trim
- Tall, paired, narrow windows (appx 3'x6.75')
- Dormer windows
- Small entry porch with posts
- Dark Window trim
- Tall narrow massing rhythm (11'-16' wide)

84 Edmund Pl

- Red brick exterior
- Fiber cement accent to complement adjacent trim
- Tall, paired, narrow windows (appx 3'x6.75')
- Dark Window trim
- Tall narrow massing rhythm (11'-14' wide)

64 Edmund Pl - Italianate Style

- Low hipped roof
- Wood cornice
- Wide eaves
- Entry porch
- Cubic symmetrical massing with tall narrow facade areas (14'-16' wide)
- Tall narrow window

46 Edmund Pl - Eastlake Style

- Red brick exterior
- Painted wood trim
- Tall, singular, narrow windows (appx 3'x6.75')
- Dormer windows
- Small entry porch with posts
- Light Window trim
- Tall narrow massing rhythm (11'-16' wide)



Elevations



COMMENTS IN RED ARE
REQUIRED CHANGES



West Elevation (East Opp. Hand)

SIDE AND REAR ELEVATIONS
LACK ARTICULATION AND
VISUAL INTEREST.



Main Building South Elevation



Mews Building North Elevation



Mews Building South Elevation

COMMENTS IN RED ARE
REQUIRED CHANGES

COMMENTS IN BLUE ARE
SUGGESTED CHANGES

THE USE OF BRICK AND WINDOW
TYPES IS A BETTER COMPLIMENT
TO THE EXISTING CONTEXT AND
ADJACENT BUILDINGS.

PROVIDE LINTELS
AND SILLS

INDICATE WHERE
DOWNSPOUTS ARE LOCATED

LIKELY NO BRICK BETWEEN
WINDOWS

84 Edmund Place Street Frontage

Red Brick

Lightweight Fiber Cement
Rainscreen - Color to
complement Historic homes

Recessed volume creates break
in vertical plane - safe private
balcony for homeowner

Tall Narrow Paired
Fenestration to
Match Eastlake
Style

Dark Accent
Color @
window Trim

Wood
Accent



COMMENTS IN RED ARE
REQUIRED CHANGES

84 Edmund Place Mews Building

Red Brick

Lightweight Fiber Cement
Rainscreen - Color to
complement Historic homes

Recessed volume creates break
in vertical plane - safe private
balcony for homeowner

PROVIDE LINTELS
AND SILLS

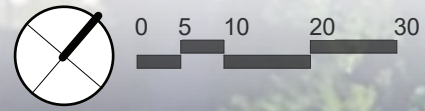
Tall Narrow
Fenestration to
Match Eastlake
Style

Dark Accent
Color @
window Trim

Wood
Accent

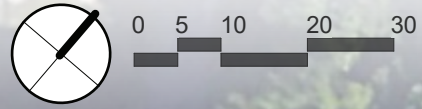
CREATE SOME TYPE OF
ARTICULATION / VISUAL
INTEREST

Preliminary Landscape Strategy*



* Landscape architect to be engaged at future date. General landscape strategy indicates high-level design intent for location of grass, plantings, and pavement

Preliminary Storm water Management Strategy





84 Edmund Place

Thank you for reviewing!



Accompanying Documents

- FBC Application
- Architect Representation Authorization
- Signed Purchase Agreement