



DEPARTMENT OF  
**Planning &  
Development**

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- 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:** 08/01/2022

**Project:** Brush Park Arches

**Design Review Meeting:**

**Address:** Brush Park

**Staff:** Russell Baltimore ([baltimorer@detroitmi.gov](mailto:baltimorer@detroitmi.gov)), Zachary Funk ([Zachary.Funk@detroitmi.gov](mailto:Zachary.Funk@detroitmi.gov))

**Year structure built:** NA

**Applicant:** Andrew Bodley ([andrewbodley@bedrockdetroit.com](mailto:andrewbodley@bedrockdetroit.com))

**Project Scope Under Review:** NEW CONSTRUCTION

### Project Summary:

Bedrock is proposing to add a 4-story, multi-unit building to the City Modern Development.

### 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 compliment 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.

#### **Design Review Notes:**

The Design Review Team is in support of this initial concept; however, the applicant needs to look at how the buildings relationship with ground is addressed. Also, the façade needs a higher level of articulation. The applicant should look to utilize a landscape architect.

#### **General Notes:**

- 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](mailto:baltimorer@detroitmi.gov)) or Zachary Funk ([Zachary.Funk@detroitmi.gov](mailto:Zachary.Funk@detroitmi.gov)) to schedule a follow-up design review meeting once these initial comments have been addressed.

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

**SCHEME 03 : ARCHES**





NW ISO



SW ISO

# SCHEME 03 (ARCHES): ELEVATIONS

BEDROCK  
responses in GREEN

COMMENTS IN RED ARE  
REQUIRED CHANGES

COMMENTS IN BLUE ARE  
SUGGESTED CHANGES

COMMENTS IN PURPLE ARE  
PRECEDENT EXAMPLES



SOUTH ELEVATION

EAST ELEVATION

New design includes change in texture/color of brick at base. ADA issues were too large to overcome by raising the building.

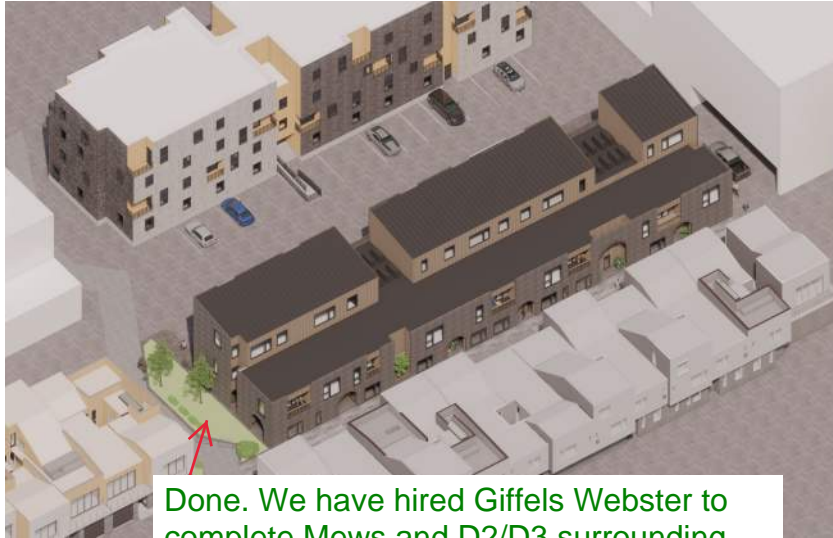
LOOK FOR OPPORTUNITY TO  
BREAK UP THE RELATIONSHIP  
OF THE BUILDING AND  
GROUND. LIFT THE DATUM OR  
CREATE A SENSE OF A BASE.

ARE THE UNIT DYERS BEING  
VENTED OUT OF THE SIDE OF  
THE FACADE? WHERE ARE  
THESE PENETRATIONS  
HAPPENING?

Dryers and unit exhaust will penetrate facade; too early in design to determine locations. All exhaust elements will match facade color or be stainless steel (as necessary). Bedrock has directed Merge to study minimizing size and varied locations of penetrations.



NW ISO



SW ISO

Done. We have hired Giffels Webster to complete Mews and D2/D3 surrounding landscape. The landscape will be similar to the rest of city modern.

HIRE A LANDSCAPE ARCHITECT

**SCHEME 03 (ARCHES): PERSPECTIVE 01**

FEELS A BIT HEAVY AND FLAT. COULD THERE BE MORE STEPS ALONG THE FACE TO BREAK IT UP.

New design includes more breaks and detailing throughout facade.

IS THEREA NEED FOR A TRANSFORMER? IF SO WHERE IS IT LOCATED?

Transformer is located near D2 (between D2 and 320 Edmund)

THERE WILL LIKELY BE A COPING. WHAT COLOR WILL THIS BE?

Dark colored coping, to match brick.

COMMENTS IN RED ARE REQUIRED CHANGES

COMMENTS IN BLUE ARE SUGGESTED CHANGES

Alley/Parking includes colored/textured concrete to accent entries; Mews will include variety of brick/concrete pavers.

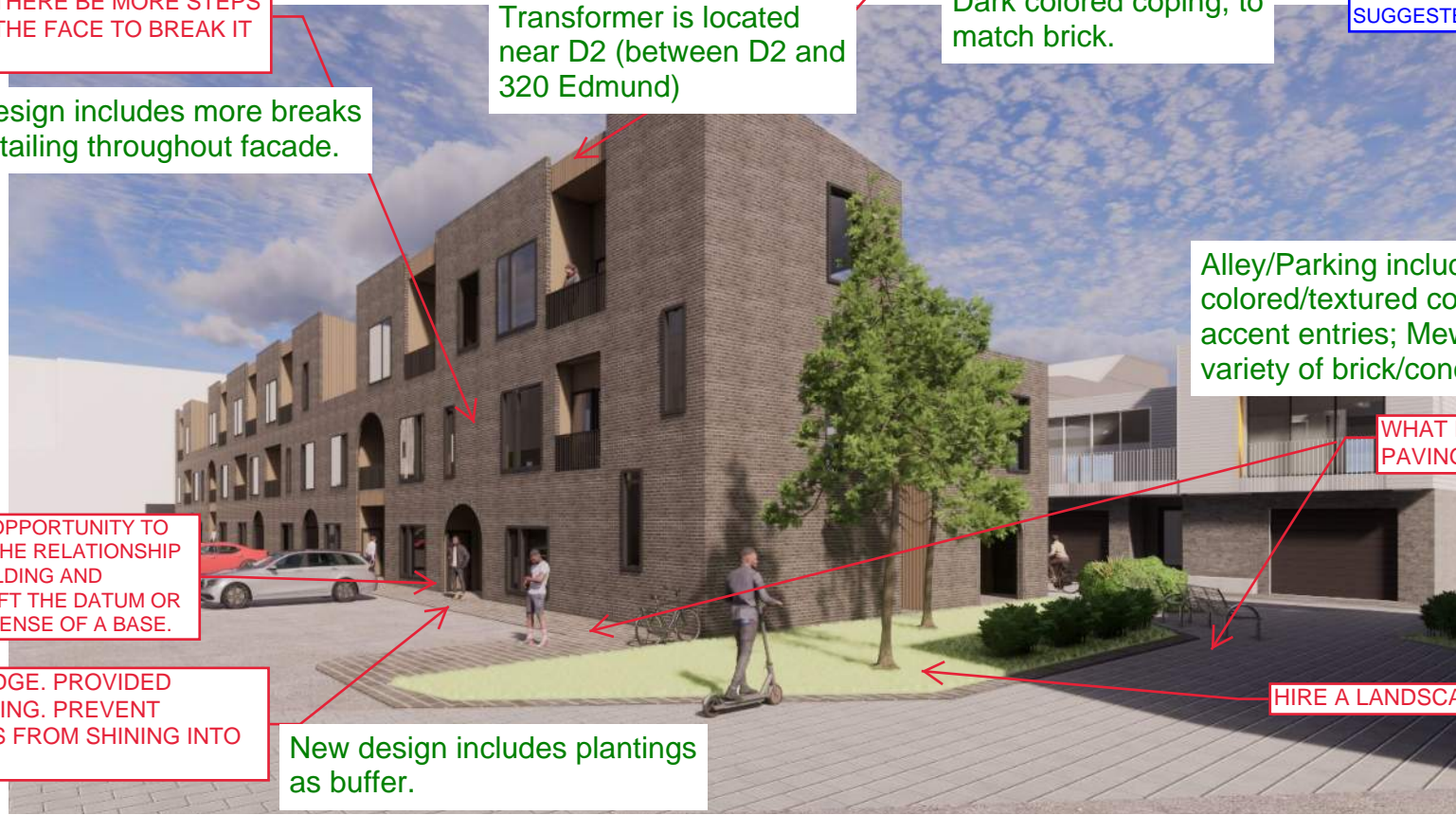
WHAT IS THE ACTUAL PAVING MATERIALS?

LOOK FOR OPPORTUNITY TO BREAK UP THE RELATIONSHIP OF THE BUILDING AND GROUND. LIFT THE DATUM OR CREATE A SENSE OF A BASE.

SOFTEN EDGE. PROVIDED LANDSCAPING. PREVENT HEALIGHTS FROM SHINING INTO UNITS

New design includes plantings as buffer.

HIRE A LANDSCAPE ARCHITECT



SCHEME 03 (ARCHES): PERSPECTIVE 02

COMMENTS IN RED ARE  
REQUIRED CHANGES

COMMENTS IN BLUE ARE  
SUGGESTED CHANGES

THERE WILL LIKELY BE A COPING.  
WHAT COLOR WILL THIS BE?

WHAT IS THE ACTUAL  
PAVING MATERIAL?

Alley includes colored/textured  
concrete to accent entries;  
Mews will include variety of  
brick/concrete pavers.

We will provide blackout  
shades in units to deal with  
privacy and headlight issues.

CAN THERE BE SOME LEVEL  
OF PRIVACY TO THESE UNITS  
WITH LANDSCAPING FROM  
PEDESTRIANS AND CAR  
LIGHTS?







FIND A MORE PERMANENT  
APPROACH FOR LANDSCAPING AND  
SOFTENING THE ENVIRONMENT.

LOOK FOR OPPORTUNITY TO  
BREAK UP THE RELATIONSHIP  
OF THE BUILDING AND  
GROUND. LIFT THE DATUM OR  
CREATE A SENSE OF A BASE.

SCHEME 03 (ARCHES): PERSPECTIVE 04

COMMENTS IN RED ARE  
REQUIRED CHANGES

COMMENTS IN BLUE ARE  
SUGGESTED CHANGES

THESE MOMENTS ARE NICE  
AND HELP BREAK UP THE FLAT  
SURFACE. COULD THERE BE  
MORE?

LOOK FOR OPPORTUNITY TO  
BREAK UP THE RELATIONSHIP  
OF THE BUILDING AND  
GROUND. LIFT THE DATUM OR  
CREATE A SENSE OF A BASE.

CAN THERE BE SOME LEVEL  
OF PRIVACY TO THESE UNITS  
WITH LANDSCAPING FROM  
PEDESTRIANS AND CAR  
LIGHTS?



**Atelier Espace Architectes**

H115



USE OF BRICK PATTERN AT BASE  
HELPS GROUND BUILDING

SIMILAR USE OF VOID AND  
PROJECTION TO ADD COMPLEXITY  
AND BREAK UP THE MASSING

COMMENTS IN RED ARE  
REQUIRED CHANGES

COMMENTS IN BLUE ARE  
SUGGESTED CHANGES

COMMENTS IN PURPLE ARE  
PRECEDENT EXAMPLES



**MERIDIAN 105 ARCHITECTURE**  
TEJON MIXED USE

**Wilkinson Eyre**  
ORTHWEST CAMBRIDGE



# SCHEME 03 (ARCHES) GROUND FLOOR PLAN

COMMENTS IN RED ARE  
REQUIRED CHANGES

IS THERE A NEED FOR A  
TRANSFORMER? IF SO WHERE  
IS IT LOCATED?

HIRE A LANDSCAPE ARCHITECT

IS THIS AN AMENITY SPACE?

This will be revised to  
be additional parking

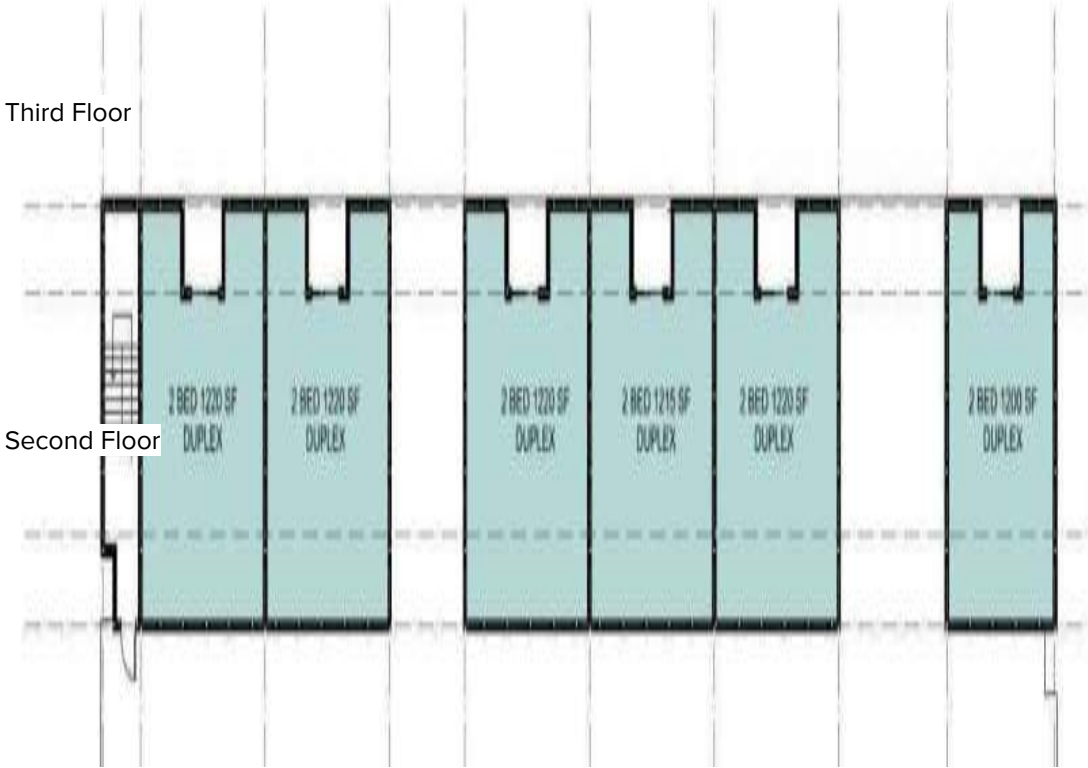


# SCHEME 03 (ARCHES) FLOOR PLANS

TOTAL SF : 22,259 SF  
CIRC/UTIL/LOBBY : 3422 SF  
EFFICIENCY: 84.6%

### UNIT MIX

- STUDIO: 10
- 1 BED: 9
- 2 BED: 6
- TOTAL : 25



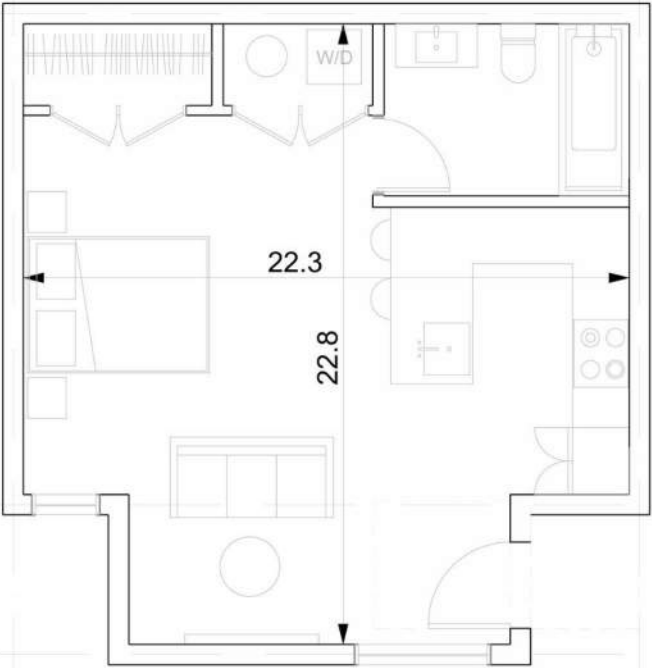
Third Floor

Second Floor

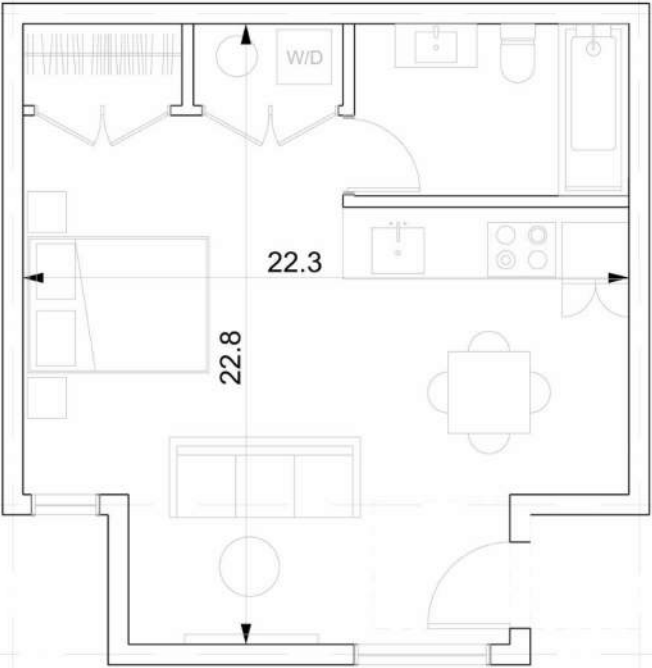
First Floor

STUDIO - 510 sf

Option 01

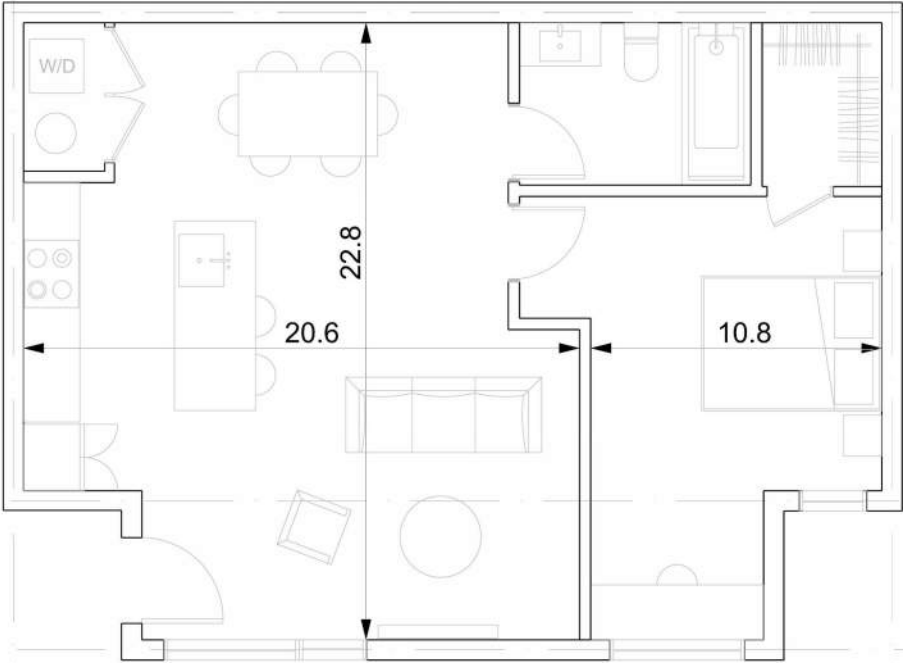


Option 02



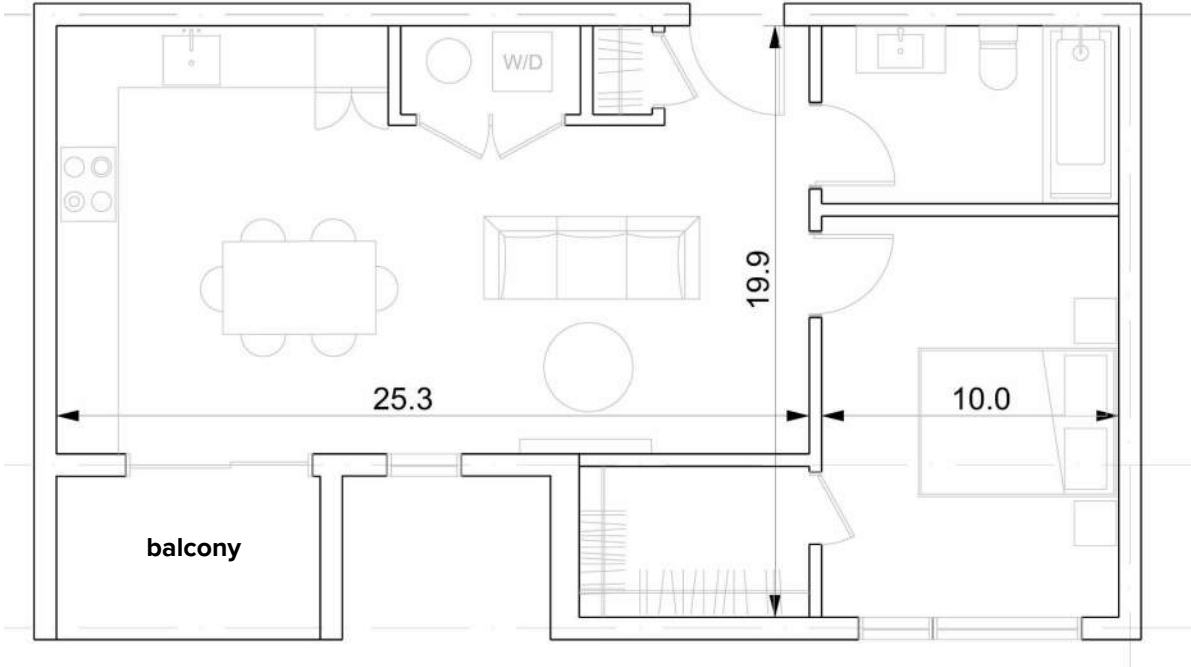
FIRST FLOOR

1 BED - 735 sf



FIRST FLOOR

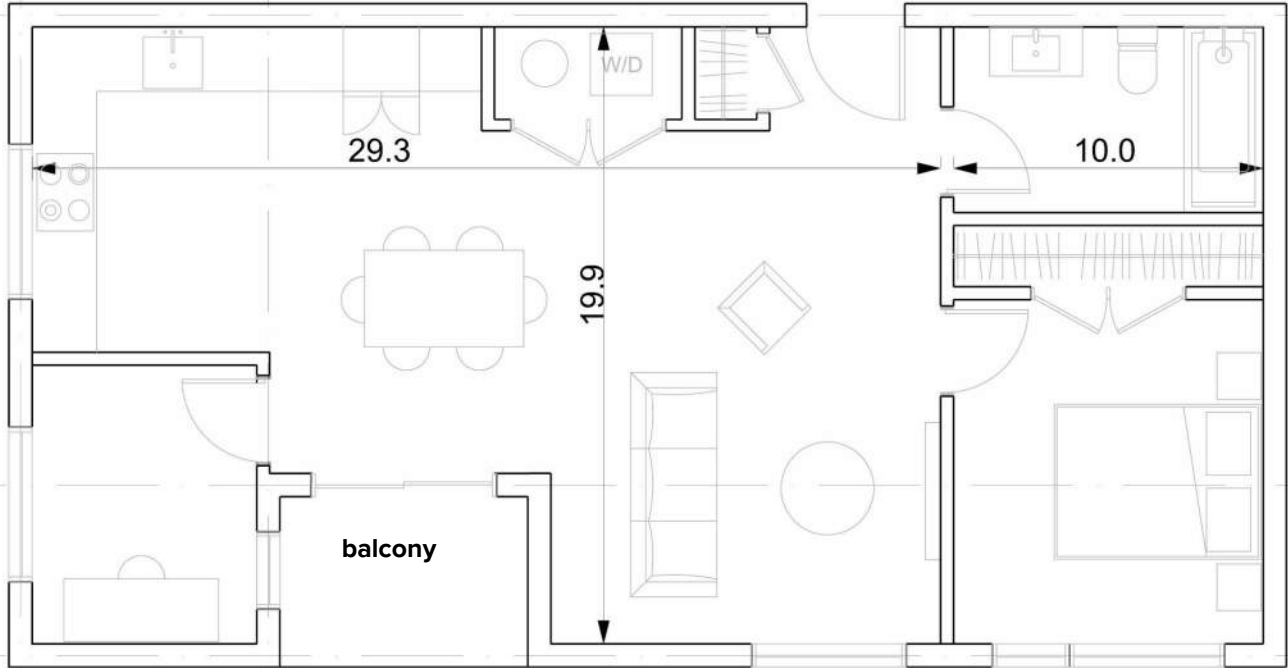
1 BED - 690 sf



SECOND FLOOR



1 Bed + Office- 830 sf

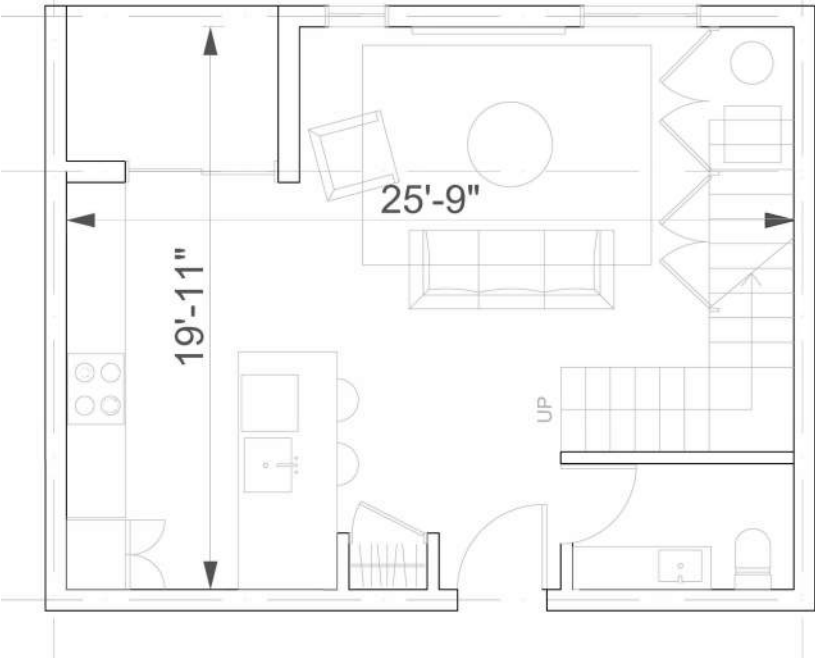


SECOND FLOOR

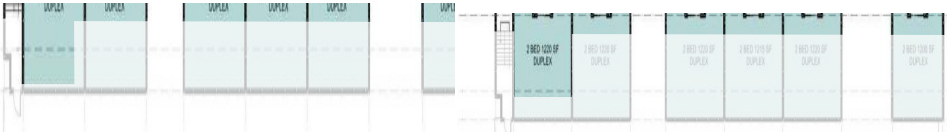
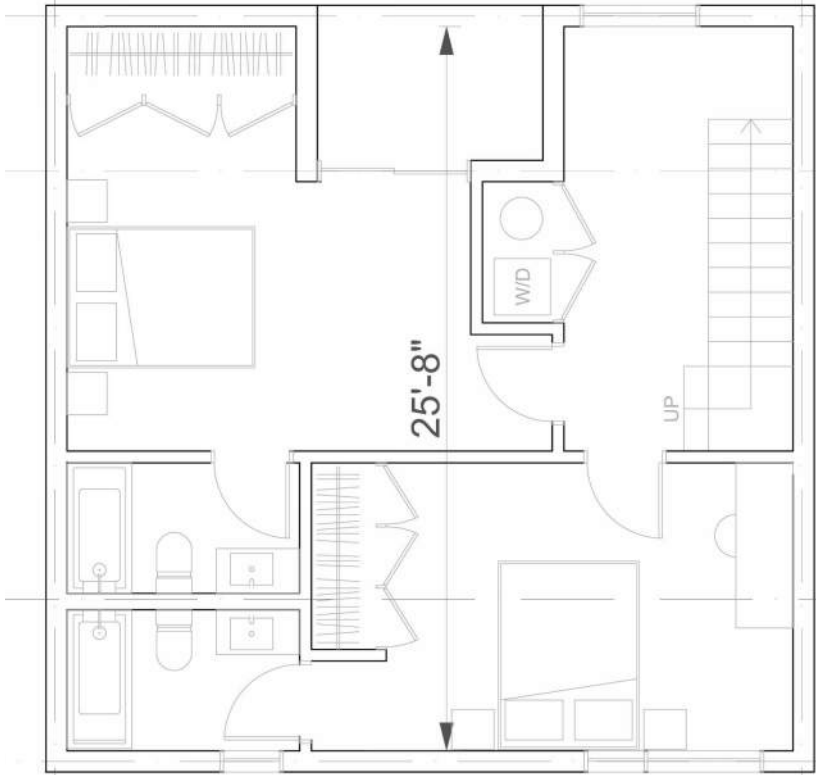
SCHEME 03 (ARCHES): UNIT PLANS

2 Bed / Duplex

1st Level



2nd Level



SECOND FLOOR

THIRD FLOOR