

BRUSH WATSON

Detroit, Michigan



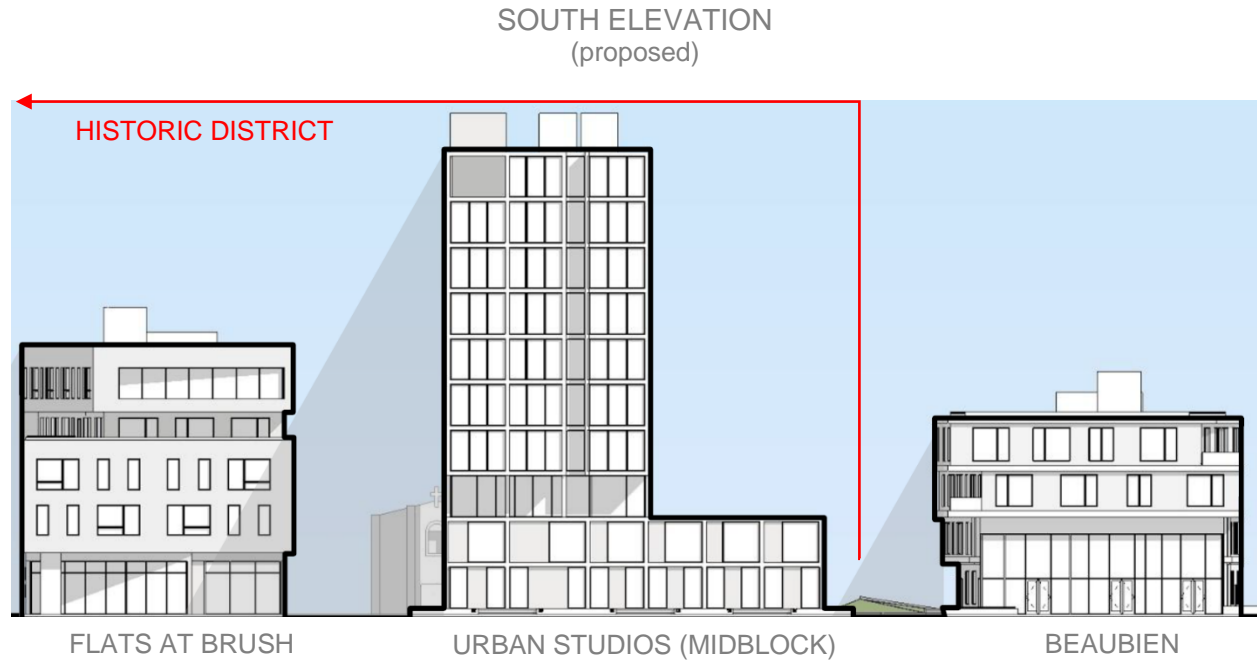
The Brush Watson development is located in Brush Park on the block bounded by Brush Street to the west, Watson Street to the north, Beaubien Street to the east, and Wilkins Street to the south. Brush Watson includes a total of three buildings containing residential apartments and commercial/retail space. Two of the buildings on the site are located within the Brush Park Historic District (“BPHD”). The third building on the east side of the site is adjacent to the BPHD.

SOUTH ELEVATION
(as approved by HDC)



On September 18, 2018, the Historic District Commission (“HDC”) issued a Certificate of Appropriateness for The Flats at Brush and Urban Studios (Midblok). On the same date, the HDC also issued an advisory opinion on the third building known as Beaubien stating that the HDC “determined that the proposed development will have the potential to be beneficial and have a positive effect on the adjacent Brush Park Historic District.”

The current application seeks HDC approval of proposed changes specifically relating to the building height of the Urban Studios (Midblok). The originally approved building was three stories tall and contained approximately 60 units. The proposed structure is ten stories tall and contains approximately 180 units. This proposed change increases the total number of apartment units at Brush Watson to 310 units, half of which have been set aside as affordable housing with rent and income limits ranging from 30% to 80% of the Area Median Income.



CITY STAFF AND COMMUNITY ENGAGEMENT

We have worked closely with staff at the City Planning Commission, the Planning and Development Department, and the Housing and Revitalization Department on this proposed change which will bring more affordable and market rate units to this highly desirable neighborhood in the City.

We have also presented this proposed change to the residents of Brush Park through the Brush Park Community Development Corporation (the "Brush Park CDC"). Both residents and CDC board members were overwhelmingly supportive of the proposed change and offered comments supporting the higher density and the increased building height. In a follow up email, one board member said, "I had concerns when the topic [of increasing the height] was first brought up but fully support this project."

The Brush Park CDC board later voted unanimously to support Form Based Code for Brush Park with an update allowing for ten stories in this block by administrative adjustment. City Council approved the Form Based Code in July 2020.

The Applicant respectfully requests that the HDC provide a Certificate of Appropriateness for the building height as proposed in this application.

BRUSH BUILDING FAÇADE MATERIALS UPDATE

The current application includes updates to the exterior façade materials and colors for the Brush building.