

SUGAR HILL MIXED-USE DEVELOPMENT



PROJECT ADDRESS:

119 Garfield Street
Detroit, MI 48201

PROJECT TEAM:

Owner / Developer:
Develop Detroit
535 Griswold St., Suite 1600
Detroit, MI 48226

Owner / Developer:
Preservation of Affordable Housing
1 North LaSalle, Suite 1750
Chicago, IL 60602

Architect of Record:
McIntosh Poris Associates
36801 Woodward Avenue, Suite 200
Birmingham, MI 48009

Design Architect & Landscape Architect:
Perkins + Will
411 Chapel Hill St., Suite 200
Durham, NC 27701

Parking Consultant:
Rich & Associates
26877 Northwestern Hwy, Suite 208
Southfield, MI 48033

INDEX:

- 1 - Design narrative
- 4 - Constructability memo
- 6 - Rendering/photograph comparison
- 9 - Elevation Comparison
- 13- Detail Comparison

PROJECT NARRATIVE

This project is a public RFP from the city of Detroit that we were awarded. The development proposes an apartment building with 68 units and parking structure, both with retail at the ground level. The parking structure will serve the residents and retail users and excess parking will be provided for neighborhood users. We have undergone three community engagement meetings and one Historic Design Committee Concept Meeting, all of which have informed the proposed design.

The Sugar Hill Mixed-Use Development will create an intense concentration of urban vitality in one of Detroit's most dynamic emerging districts, reflecting Detroit's rebirth as a pedestrian-oriented urban destination that is increasingly desirable for businesses, residents, and visitors. The development builds upon and reinforces the concept of creating a highly walkable micro urban environment within the Sugar Hill Arts District featuring a tightly woven network of pedestrian streets and alleys.

Housing, parking, and retail strategies contained in the program support continuing investment in the arts and culture, education, and wellness assets of the community, while implementing proven strategies of inclusion and equity to help the neighborhood remain attainable and welcoming to all Detroiters.

The design maximizes ground level retail opportunities, activating the sidewalks on both public street frontages as well as the alley connecting Garfield Street with N'Namdi Center and other destinations on E Forest Avenue.

The apartment building fronts on both Garfield and John R Streets, with highly articulated facades and continuous storefront to support retail, community spaces and other active uses.

The parking structure is located on the interior of the site and shielded from view by the apartment building from John R and Garfield Streets.

Memo

Date: 6.16.2021

To: Jennifer Ross

From: Eric Heidt

Re: Design Narrative of
Revisions for Historic
District Commission

Sugar Hill Mixed-Use Development

Design Narrative of Revisions for Historic District Commission

This narrative describes qualitative changes to the design of this project subsequent to HDC's review of the Construction Documents dated 09.25.19 and is submitted for additional review. This narrative is based on the design concepts presented to HDC on 6/12/19 and outlines ways in which the built condition either reflect or deviates from the design intent described in that document.

Sugar Hill Historic District – Elements of Design

(1) Height.

No change from reviewed documents.

(2) Proportion of building's front facades.

No change from reviewed documents.

(3) Proportion of openings within the façade.

No change from reviewed documents.

(4) Rhythm of solids to voids in the front facades.

Minor change from reviewed documents. Projecting bays (with dark façade materials) provide the most articulation in both the reviewed design and building as constructed, and remain unchanged from reviewed documents. Window void rhythm and size also are unchanged from reviewed documents. The shallow inset 'spandrel' condition in the reviewed documents has been revised to flush condition in the built condition, but this arrangement of windows still reflects the window patterning of 4413 and 4425 John R Street, as this building also does not have inset panels at the windows.



Date: 6.16.2021

Re: Design Narrative of
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Commission

(5) Rhythm of spacing of buildings on streets.

No change from reviewed documents.

(6) Rhythm of entrance and/or porch projections.

No change from reviewed documents.

(7) Relationship of materials.

No change from reviewed documents.

Although the configuration of the as-constructed fiber-cement materials varies slightly from the reviewed documents, the relationships between materials and the references to the historic context (past and present) remain.

(8) Relationship of textures.

No change from reviewed documents.

Similarly to above, although the configuration of the as-constructed fiber-cement materials varies slightly from the reviewed documents, the design intent of textural richness is retained. Fiber-cement panel size and jointing is slightly different but the same scale in relation to the overall façade and the other materials.

(9) Relationship of colors.

No change from reviewed documents.

(10) Relationship of architectural details.

No change from reviewed documents.

The overall façade organization that references the historic context is unchanged from the reviewed documents, and the relationship between the large-scale organizational elements and the smaller-scale elements is also unchanged from the reviewed documents.

(11) Relationship of roof shapes.

No change from reviewed documents.

(12) Walls of continuity.

No change from reviewed documents.

(13) Relationship of significant landscape features and surface treatments.

Minor change from reviewed documents. No change to planting and hardscape design along Garfield Street or John R Street. Paving materials and planting scope in 'Green Alley' have been revised to concrete with sawcut joints to adapt to Owner snow removal and maintenance protocols and long-term durability. The connections between the 71 E Garfield Artists' Studios with the site and Garfield Street with destinations on E Forest Avenue are retained.

(14) Relationship of open space to structures.

No change from reviewed documents.

(15) Directional expression of front elevation.

Date: 6.16.2021

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Commission

Minor change from reviewed documents. Replacement of slight inset at 'spandrel' condition with flush condition does not materially affect the vertical directional expression of the window arrangement.

(16) Rhythm of building setbacks.

No change from reviewed documents.

(17) Relationship of lot coverage.

No change from reviewed documents.

(18) Scale of façade and façade elements.

Minor change from reviewed documents. The overall intent of architectural articulation at various scales (similarly to the historic structures in the district) remains, and most of the materials and details that create that articulation remain from the reviewed documents (projecting volumes, window units, cladding panels, etc). The revision from slight inset to flush condition at the 'spandrels' has a minor effect on the overall articulation of the building.

(19) Degree of complexity within the facades.

No change from reviewed documents.

(20) Orientation, vistas, overviews.

No change from reviewed documents.

(21) Symmetric or asymmetric appearance.

No change from reviewed documents.

(22) General Environmental character.

No change from reviewed documents.

Summary

Despite minor adjustments as the construction has progressed, the Sugar Hill Mixed-Use Development continues to reflect the fundamental Elements of Design for the District and retains the building's relationship to its historic context and it's positive effect on the urban design of the neighborhood.

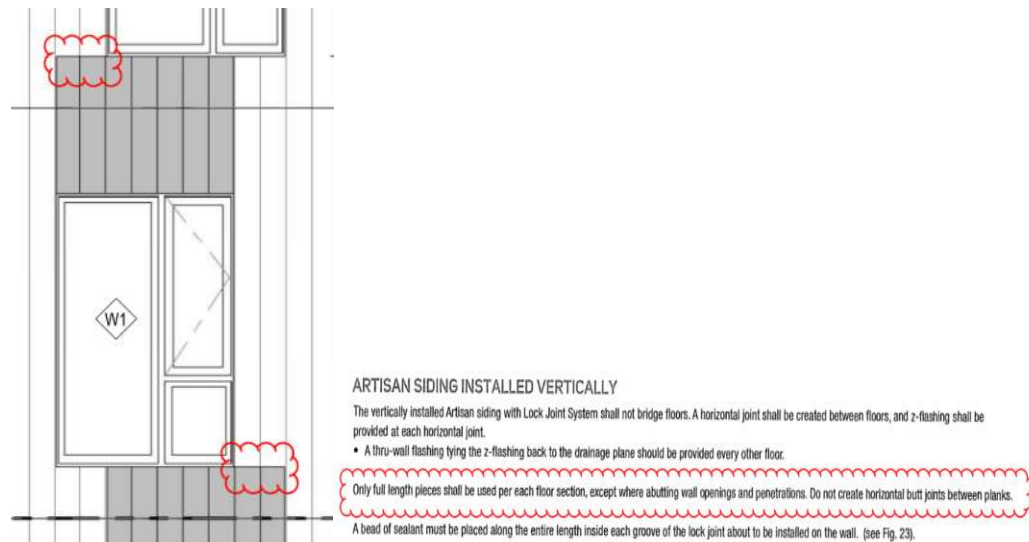
End of Memo

June 21, 2021

RE: Sugar Hill Mixed Use Building Inset Panel Detail
119 Garfield Street, MI 48201
BLD# 2019-05307

This memo describes two conditions that resulted in a minor design deviation.

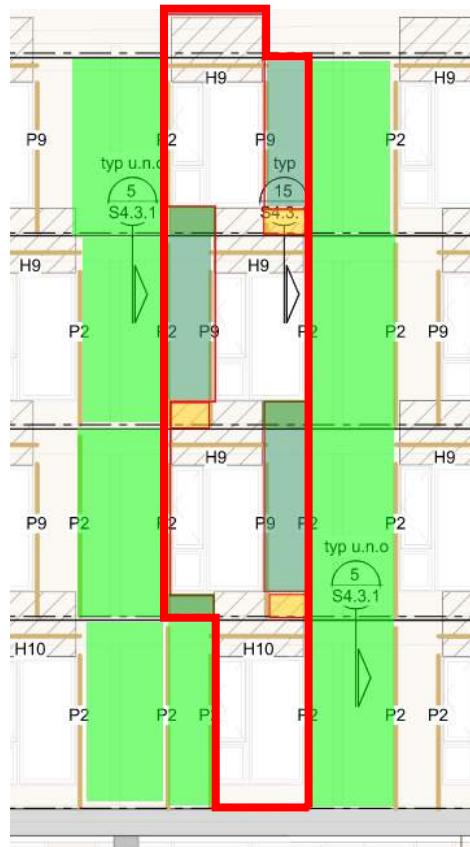
1. The permit drawings specify a fiber cement rainscreen system. When the set went out to bid a number of products were considered. The Hardie plank product selected did not allow for horizontal joints except for at the floor line and at window head and sill conditions. During shop drawing review the condition below was identified as a void in the warranty.



Areas where warranty would be voided has then inset detail remained

Our team concluded that this detail would change to accommodate the preferred siding product details and warranty. We consider this to be a minor deviation from the permit set reviewed and approved by HDC.

2. The contractor and their carpenter utilized off-site wood stud wall panel fabrication processes rather than a typical stick-built construction. The detail used to achieve the inset that also maintained a sufficient r-value for the wall assembly used 2x4 studs at the inset in lieu of 2x6 used for all other exterior walls. During the shop drawing process, it was determined that this was not possible for the panelized assembly method. Those inset portions would've had to be built in the field incurring significant cost and schedule impact.



Wall panel shop drawings indicating portions that couldn't be built as panels

Our team concluded that the removal of the inset was significant to maintain quality of construction methods and sequencing. We consider this to be a minor deviation from the permit set reviewed and approved by HDC.

End of Memo



Rendering Part of Package That Received COA on 6/14/2019 (With Window Inset)



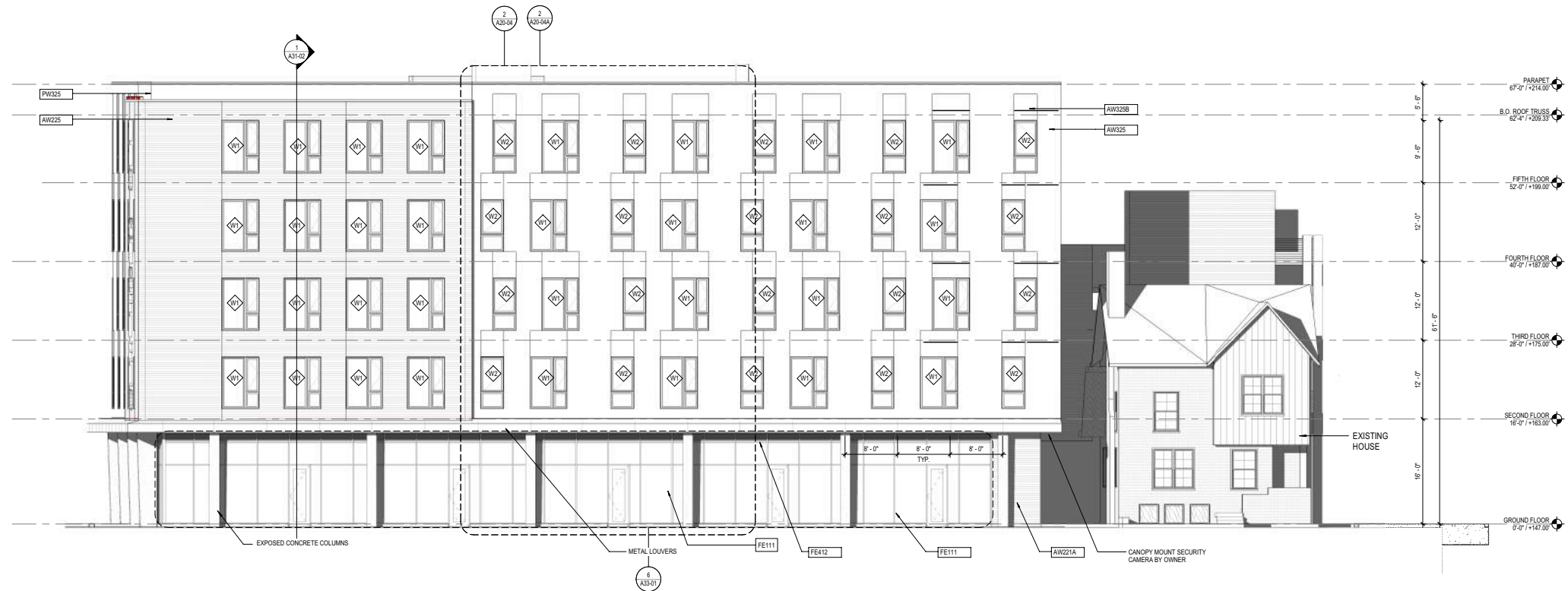


Rendering Showing No Window Inset

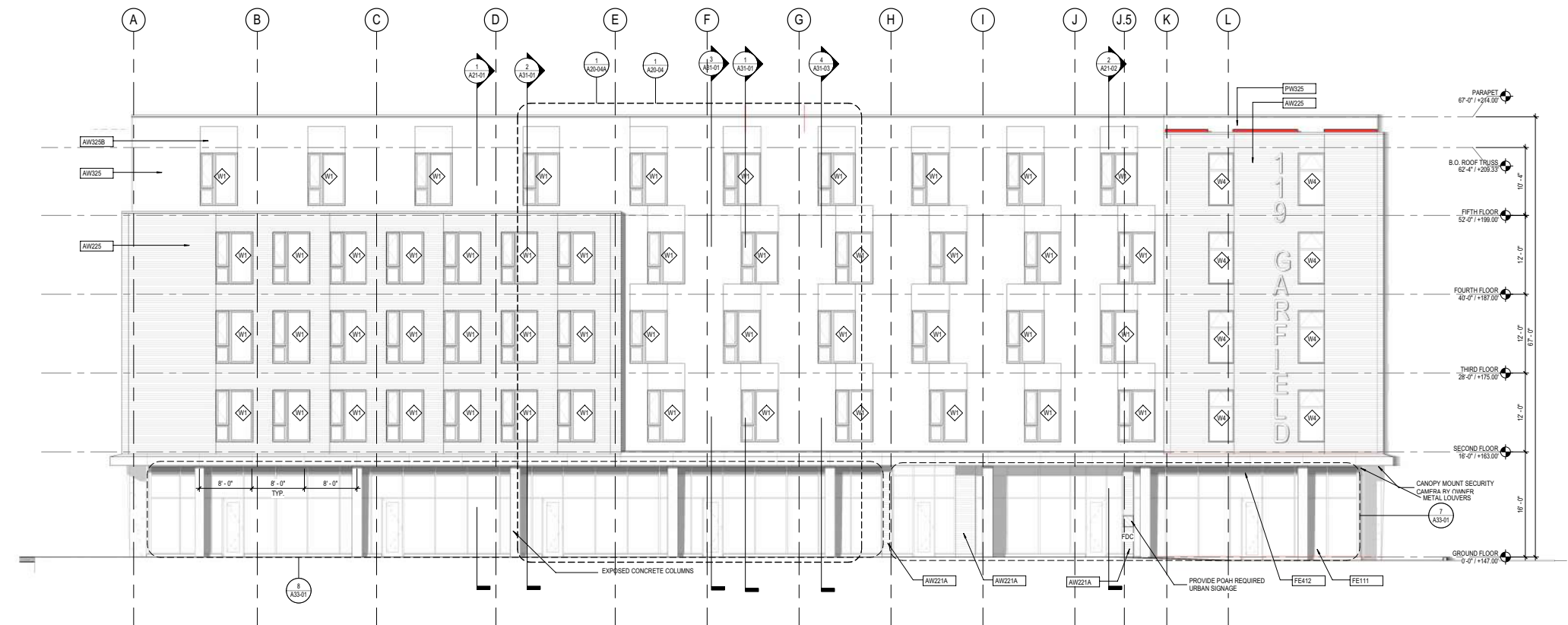




Photograph Showing Facade With No Window Inset. (Photo taken on 6/16/2021)



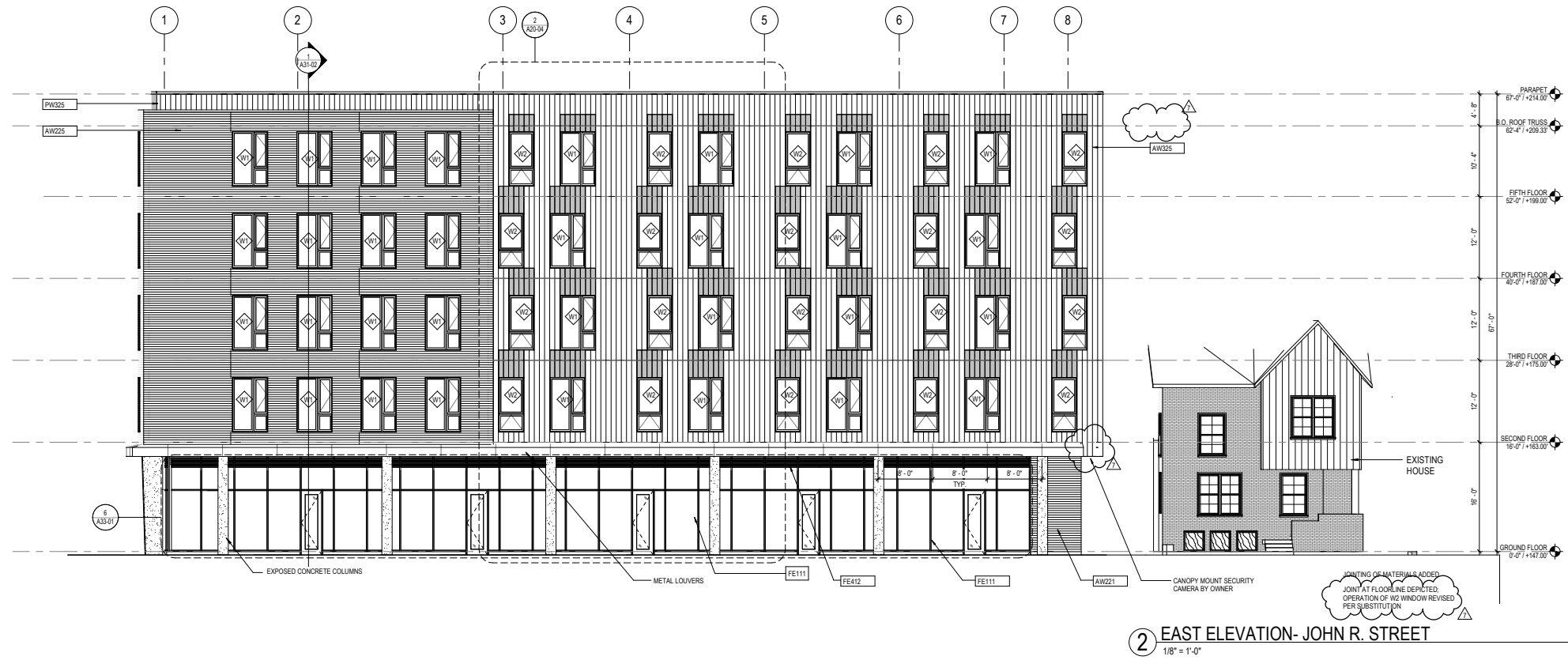
2 EAST ELEVATION- JOHN R. STREET
1/8" = 1'-0"



1 SOUTH ELEVATION- GARFIELD STREET
1/8" = 1'-0"

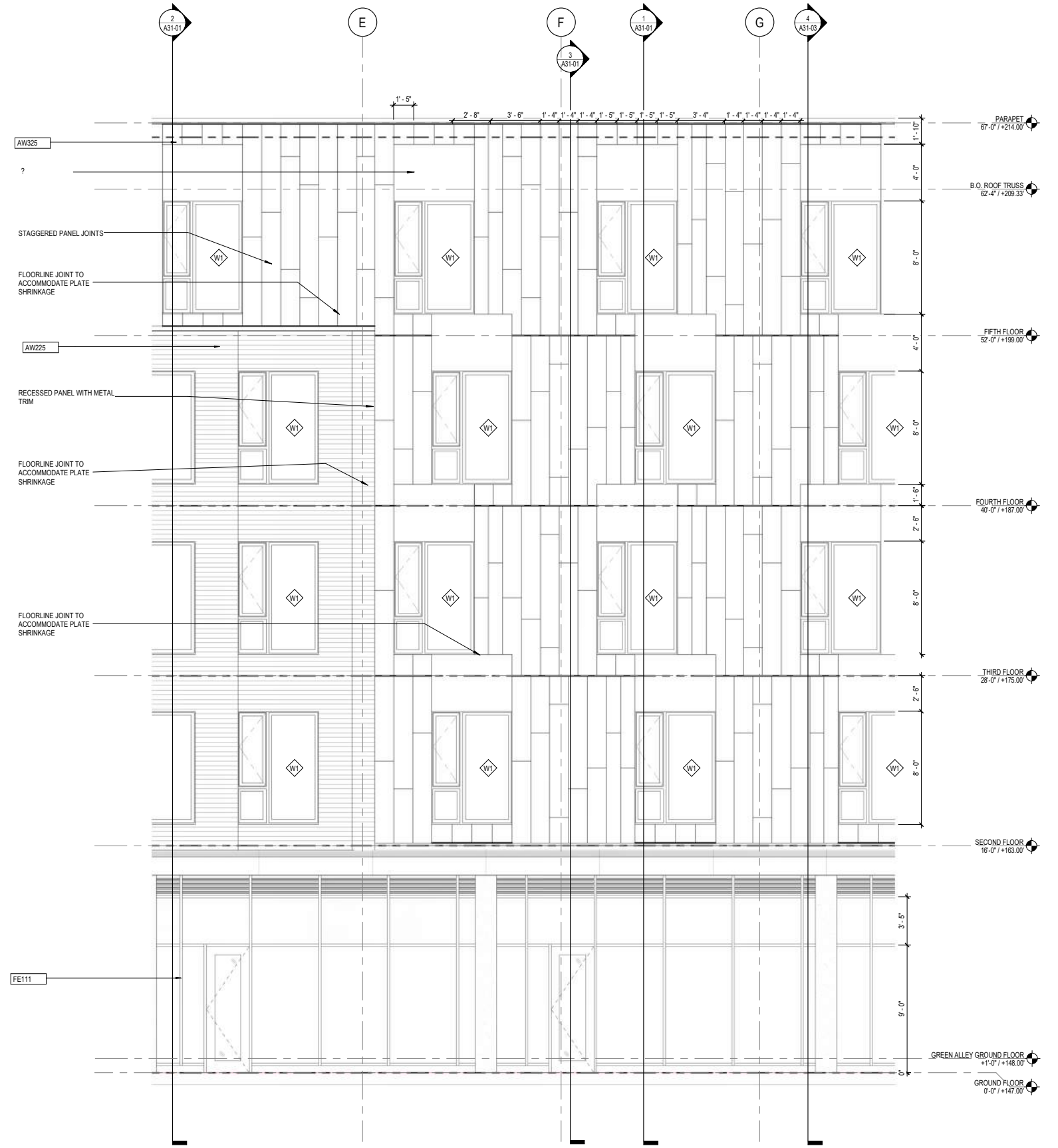
Elevation From Approved Permit Set (Permit received 3/3/2020)





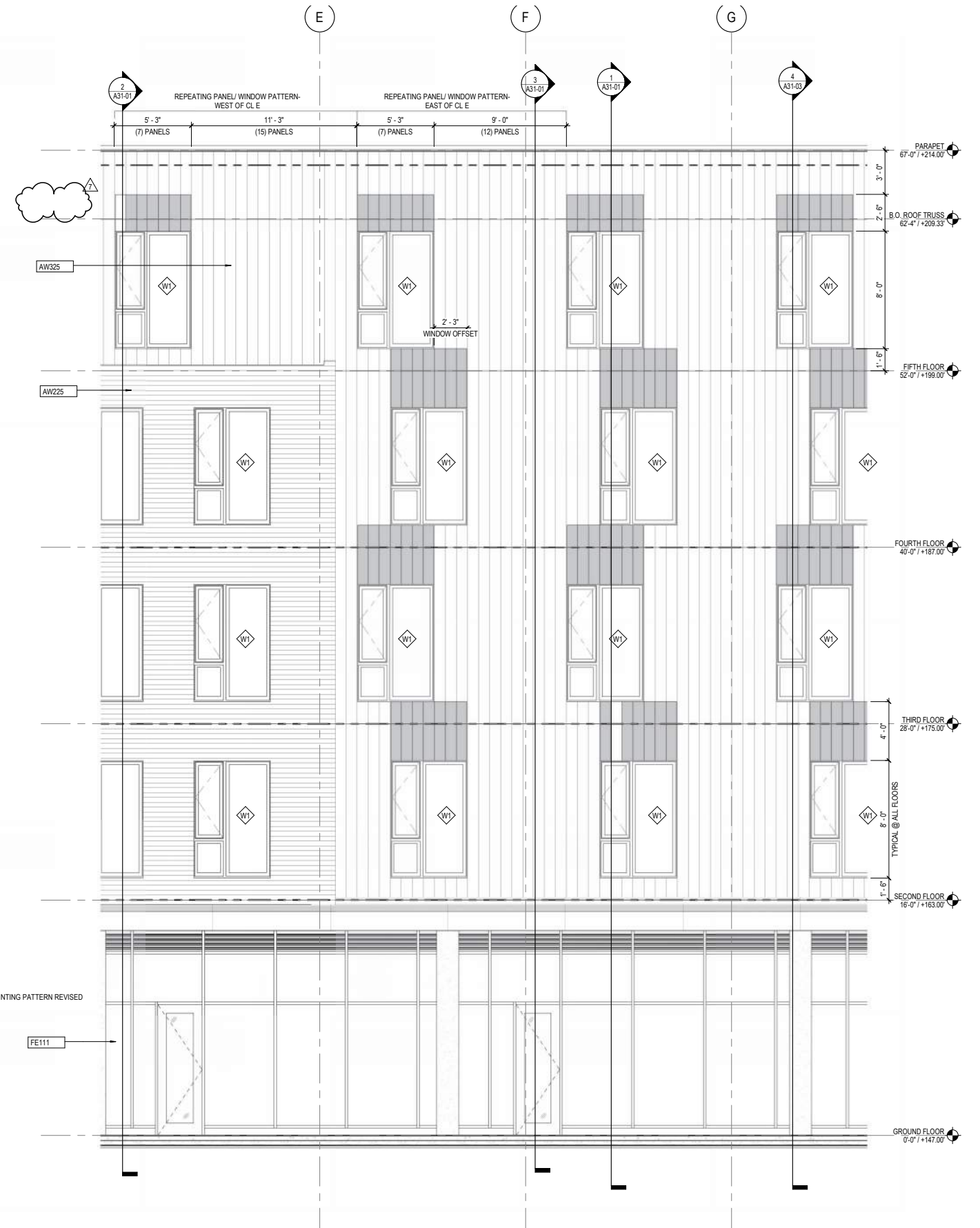
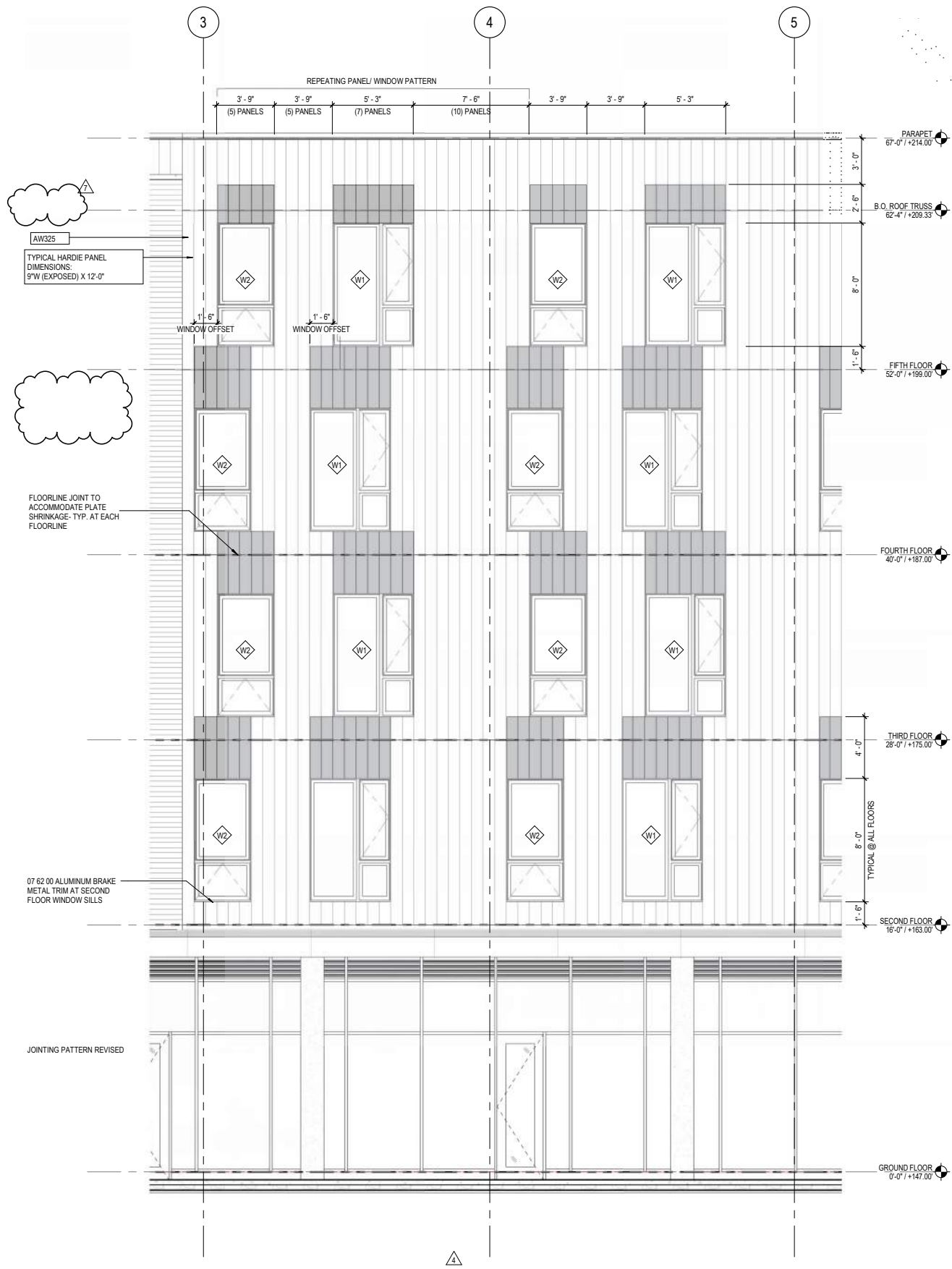
Revised Elevation with Flush Panels





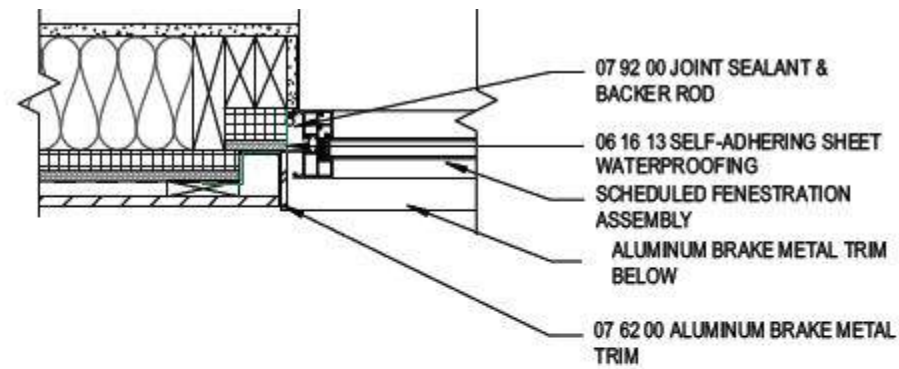
Elevation From Approved Permit Set (Permit received 3/3/2020)



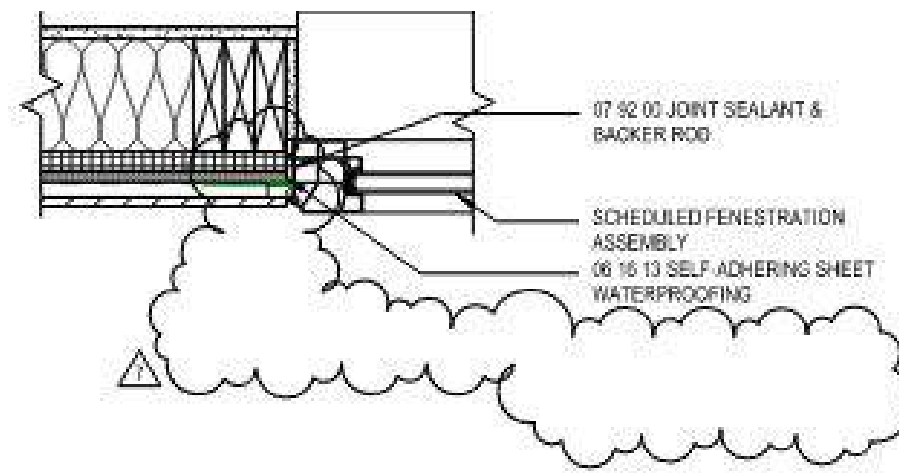


Revised Elevation with Flush Panels

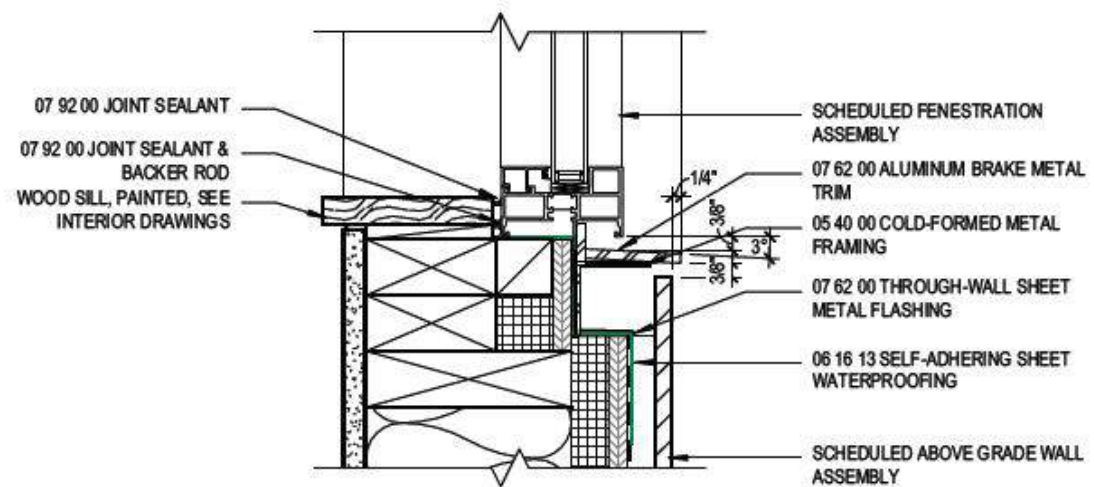




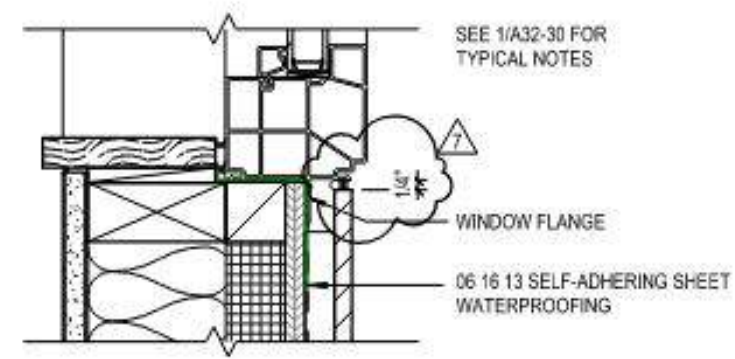
7 PLAN DETAIL-WINDOW JAMB
 1 1/2" = 1'-0"



7 PLAN DETAIL-WINDOW JAMB
 1 1/2" = 1'-0"



1 DETAIL SECTION -B.O. RECESS
 3" = 1'-0"



3 DETAIL SECTION - TYP. WINDOW SILL
 3" = 1'-0"

Inset Details From Approved Permit Set

Revised Inset Details