

CITY CLUB
APARTMENTS

City Club Apartments CBD Detroit

313 PARK AVE, DETROIT, MI 48226



HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

March 16, 2022
Revision 2

www.cityclubapartments.com

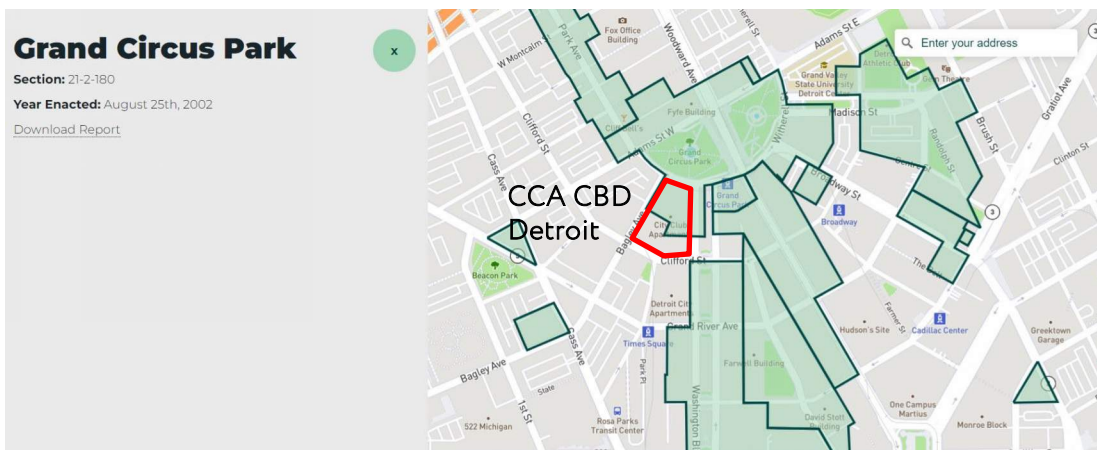
Dear members of the Commission,

City Club Apartments (CCA) is a 100 year old company based out of Detroit that is committed to investing in downtown Detroit. CCA currently operates four apartment communities in downtown Detroit with a planned new development in Midtown opening 2023. CCA is a design led socially responsible multifamily developer, owner and operator who believes in long term responsible ownership and partnership with the City of Detroit and the community.

City Club CBD Detroit is a mixed use multifamily development located at 313 Park Avenue, partially located in the Grand Circus historic district 21-2-180. We are respectfully submitting for your review our proposal for the addition of two architectural features;

1. A color changing capability added to the LED Architectural Lighting feature on the Park Avenue Façade of the development facing Grand Circus Park.
2. A green wall feature located on the first floor Statler Restaurant facade on the partial elevation of the Washington Street, Park Avenue and Bagley Street facing sides the building.
3. Artwork gallery installation on the parapet openings located on the 7th floor of the Bagley St., Park Avenue and Washington Blvd elevations.

We thank you for your consideration and City Club Apartments welcomes any questions you may have.



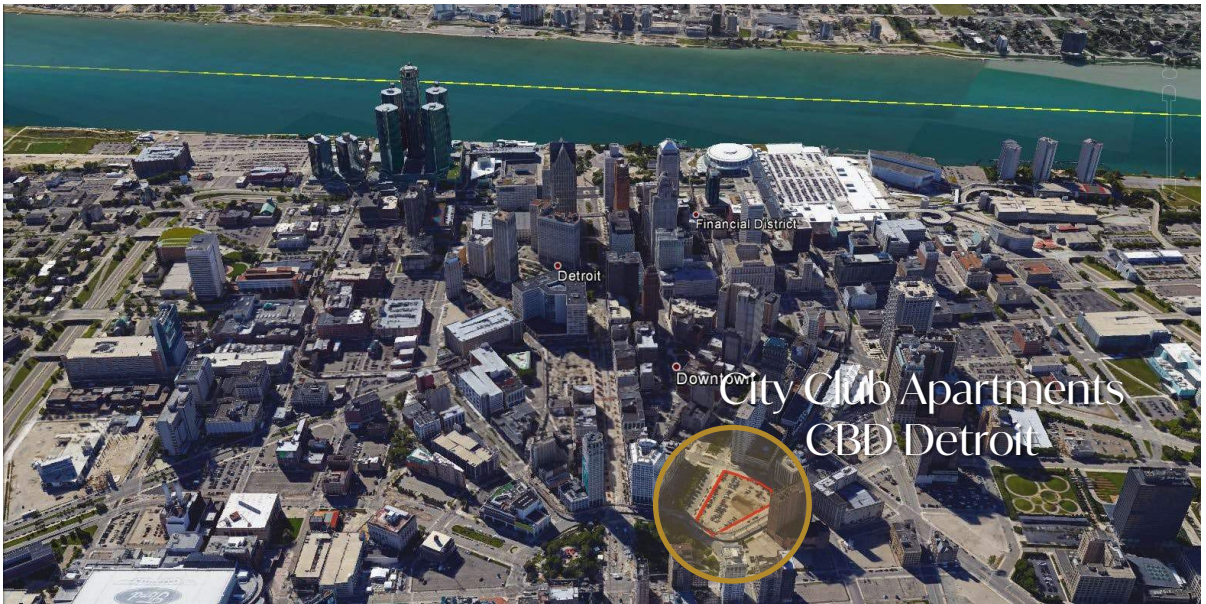
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1. Community Overview

City Club Apartments CBD Detroit is the first new mixed-use high-rise apartment building to break ground in Detroit's Central Business District in 30 years. This community is in the heart of Detroit overlooking the Famous Grand Circus Park and is within walking distance to Detroit's retail, restaurants, entertainment, employment and professional sports teams. Innovative technology means green and socially responsible design coexist.

**288 APARTMENTS
& PENTHOUSES**
MIXED-USE MID RISE DEVELOPMENT



2. Park Avenue Lighting

OVERVIEW

Echoing the iconic architecture from the worlds great cities, we are proposing adding a color changing capability to the architectural lighting feature that frames the Park Avenue Façade of the development. This would be used to honor national holidays and important civic events. The events would be coordinated & approved in partnership with the City of Detroit, Historic District Commission and fellow neighborhood constituents. Approx. 90% of the time the lights would remain on their default setting of white light at 2700k, low lumen output that is dimmable. The lighting is located behind a decorative metal mesh and is indirect. The lighting will not animate and will be simple and elegant when using color to recognize an event.

Examples of lighting concept



Recognizing National & Civic Events, coordinated with the downtown buildings, pending HDC approval & input.

- News Years Day
- MLK
- Memorial Day
- Independence Day
- Labor Day
- Veterans Day
- Thanksgiving Day
- Holidays
- St Patricks Day
- Breast Cancer Awareness
- State Holidays
- Etc.

Normal Operations
App. 90% of Time
White 2700K Low
Lumens/ Dimmable



Event Example
St Patrick's Day

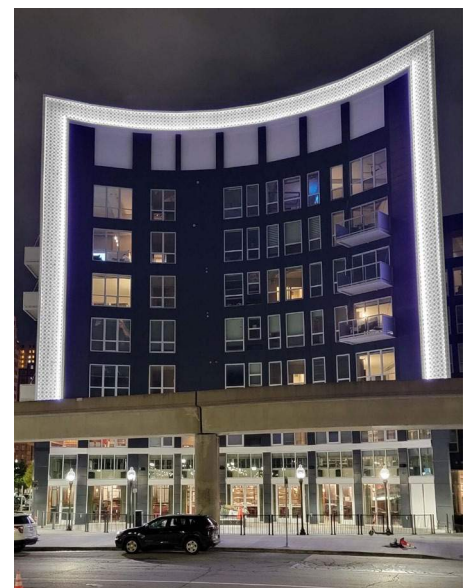
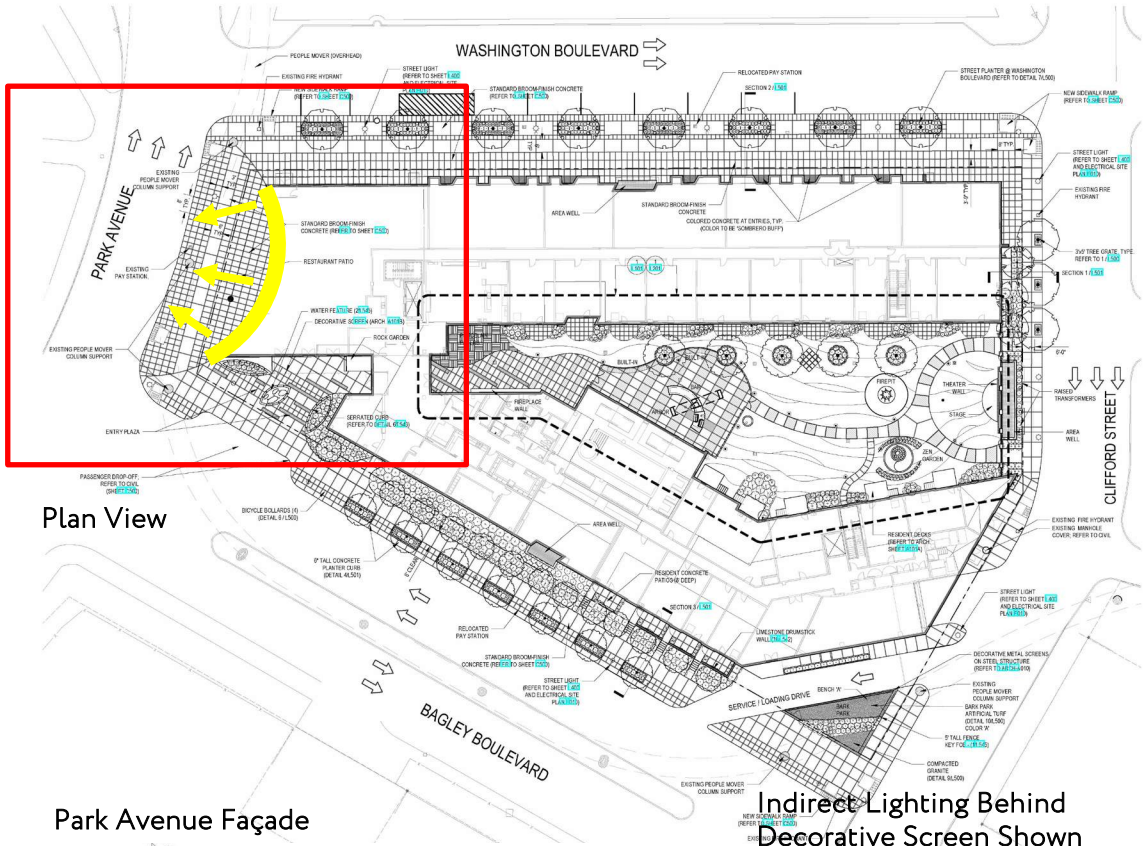


Event Example
Breast Cancer



Event Example
Holiday





Lighting Specification

Park Ave. Section

INSIGHT

TYPE XL1
COLOR CHANGE AND WHITE LIGHT

MEDLEY® VIEW II

EXTERIOR - INTEGRAL POWER SUPPLY
COLOR CHANGING

PROJECT:	FITTURE TYPE:	CARTOON#:
LINE VOLTAGE LED, HIGH PERFORMANCE FACADE AND FLOOD LIGHTING		
<ul style="list-style-type: none"> • Ideal for lighting facades, structures, bridges • Integral power line voltage (120V - 277V) • IP67, 3G vibration rating, suitable for use on bridges • Wireless DMX capability • Field available accessories 		

LED ARRAY OPTIONS

Quad-Chromatic Board (RGBW). Integrates multiple colors (ie, red, green, blue, white) into a single location for immediate and superior color saturation. This is ideal for direct line of sight applications where the face of the fixture is visible, creating color consistency between the luminaires and the illuminated surface. LED color combinations may be customized to suit any application (ie, royal blue, cyan, lime and white). Please contact factory for special branding requirements.

Discrete (RGB, RGBW). The Discrete LED array utilizes individual secondary optics per led color (ie, red, green, blue, white). This array increases optical performance from 4" to 50" allowing for superior beam control and increased efficiency. The increased optical control allows for maximum peak, conicals, allowing longer fixtures.

Tri-Chromatic Board (RGB). Integrates multiple colors (ie, red, green, blue) into a single location for immediate and superior color saturation. This is ideal for direct line of sight applications where the face of the fixture is visible, creating color consistency between the luminaires and the illuminated surface.

COLORS	RGB TRI-CHROMATIC, RGB DISCREET, RGBW DISCREET, RGBW QUAD-CHROMATIC, RGBWW, RGB+W
OPTICS	SW RGB+ Tri-Chromatic: 100° X 100° SW RGB+ Tri-Chromatic: 12° X 60°, 20° X 60°, 45° X 60°, 100° X 100° 12W RGBW+ Tri-Chromatic: 100° X 100° 15W RGBWW+ Discrete: 18° X 60°, 45° X 60°, 100° X 100° 17W RGB+ Discrete: 7° X 60°, 15° X 60°, 30° X 60°, 45° X 60°, 60° X 60°, 100° X 100°, SYMMETRIC, ASYMMETRIC 17W RGBW+ Discrete: 7° X 60°, 15° X 60°, 30° X 60°, 45° X 60°, 60° X 60°, 100° X 100°, SYMMETRIC, ASYMMETRIC 17W RGBW+ Quad-Chromatic: 42° X 60°, 107° X 60°, 100° X 100°

PERFORMANCE RGB COLOR CHANGING 48° FIXTURE	FITTURE WATTAGE (TOTAL WATTAGE)	OPTICS	LUMENS	EFFICACY	MAX CANDELA
75000 hrs L70	12 (12W/FT) 17 (17W/FT)	12° X 60° 7° X 60°	1044 2047	22 LM/W 32 LM/W	5104 25113

LUMEN MAINTENANCE	ELECTRICAL
75000 hrs L70	AC LINE VOLTAGE: 120V OR 277V
	POWER SUPPLY: Integrated to the luminaire

CONTROL	PHYSICAL
DMX READY	HOUSING: Aluminum extrusion with cast aluminum end caps, powder-coated finish. Optional Corrosion Resistant finish is available. See Accessories & Options.
	DIMENSIONS: H: 1.7" X: 1.2" D: 2.5" / 8.1" (D24 / 30" / 48")
	TEMPERATURE: -20° C to 50° C

CERTIFICATION	WARRANTY
ETL & ETL approved for wet locations, IP 67 Meets IEC 60598-2-20 Vibration standard for bridge application IP67 / IK07	5 YEAR LIMITED

All MEDLEY® products are tested to IES LM-79, LM-80 and ANSI C78, 377A standards.

Insight Lighting
www.insightlighting.com
August 15, 2018 4:02 AM
1 of 5

WALL SECTION - EAST FACADE @ AREA C

1/4" = 1'-0"

Key features shown in the section include: High Parapet Wall (185'-0"), Level 7 (185'-0"), Level 6 Mezzanine (168'-6"), Level 6 (158'-0"), Level 4 (137'-0"), Level 3 (126'-6"), Level 2 (116'-0"), Level 1 (100'-0"), and Level P2 (78'-0"). The drawing details the structural elements, window types (e.g., Projected Bay, Glass, Wood-look), and the placement of various lighting fixtures (e.g., 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100).

Section Details

PLAN DETAIL - NORTH WALL @ SCREEN STEEL LEVELS
1/2" = 1'-0"

NORTH SEGMENTED FACADE - BASE OF PERF. PANEL
1/2" = 1'-0"

The drawings show the internal components of the lighting fixture, including the LED array, optics, and housing. Callouts include: 1. LED ARRAY, 2. OPTICS, 3. HOUSING, 4. END CAP, 5. MOUNTING BRACKET, 6. DIMMER, 7. WIRE, 8. GROUNDING, 9. INSULATION, 10. FINISH, 11. SEALANT, 12. FASTENERS, 13. LABELS, 14. IDENTIFICATION, 15. MAINTENANCE ACCESS, 16. VENTILATION, 17. DRAINAGE, 18. PROTECTION, 19. CORROSION RESISTANCE, 20. UV PROTECTION, 21. TEMPERATURE STABILITY, 22. VIBRATION RESISTANCE, 23. SHOCK RESISTANCE, 24. IMPACT RESISTANCE, 25. FIRE RESISTANCE, 26. EMI/RFI SHIELDING, 27. ESD PROTECTION, 28. STATIC DISCHARGE, 29. RADIATION RESISTANCE, 30. CHEMICAL RESISTANCE, 31. SALINITY RESISTANCE, 32. SULFUR RESISTANCE, 33. OZONE RESISTANCE, 34. ACID RESISTANCE, 35. ALKALI RESISTANCE, 36. OIL RESISTANCE, 37. GREASE RESISTANCE, 38. DIRT RESISTANCE, 39. POLYMER RESISTANCE, 40. ADHESIVE RESISTANCE, 41. PAINT RESISTANCE, 42. COATING RESISTANCE, 43. FINISH RESISTANCE, 44. COLOR RESISTANCE, 45. BLEMISH RESISTANCE, 46. SCRATCH RESISTANCE, 47. ABRASION RESISTANCE, 48. WEAR RESISTANCE, 49. CORROSION RESISTANCE, 50. OXIDATION RESISTANCE, 51. DISCOLORATION RESISTANCE, 52. FADING RESISTANCE, 53. YELLOWING RESISTANCE, 54. BROWNING RESISTANCE, 55. BLACKENING RESISTANCE, 56. CRACKING RESISTANCE, 57. FLAKING RESISTANCE, 58. PEELING RESISTANCE, 59. BUBBLING RESISTANCE, 60. BLOWING RESISTANCE, 61. WARPING RESISTANCE, 62. CURVING RESISTANCE, 63. TWISTING RESISTANCE, 64. BENDING RESISTANCE, 65. BREAKING RESISTANCE, 66. SPLITTING RESISTANCE, 67. DELAMINATION RESISTANCE, 68. SEPARATION RESISTANCE, 69. DETACHMENT RESISTANCE, 70. LOSS OF ADHESION, 71. LOSS OF COHESION, 72. LOSS OF INTEGRITY, 73. LOSS OF FUNCTION, 74. LOSS OF PERFORMANCE, 75. LOSS OF RELIABILITY, 76. LOSS OF SAFETY, 77. LOSS OF COMFORT, 78. LOSS OF CONVENIENCE, 79. LOSS OF EFFICIENCY, 80. LOSS OF EFFECTIVENESS, 81. LOSS OF DURABILITY, 82. LOSS OF LONGEVITY, 83. LOSS OF VALUE, 84. LOSS OF CREDIT, 85. LOSS OF REPUTATION, 86. LOSS OF IMAGE, 87. LOSS OF BRAND, 88. LOSS OF MARKET, 89. LOSS OF SHARE, 90. LOSS OF INFLUENCE, 91. LOSS OF POWER, 92. LOSS OF AUTHORITY, 93. LOSS OF RESPECT, 94. LOSS OF ADMIRATION, 95. LOSS OF RESPECT, 96. LOSS OF ADMIRATION, 97. LOSS OF RESPECT, 98. LOSS OF ADMIRATION, 99. LOSS OF RESPECT, 100. LOSS OF ADMIRATION.

MARCH 16, 2022

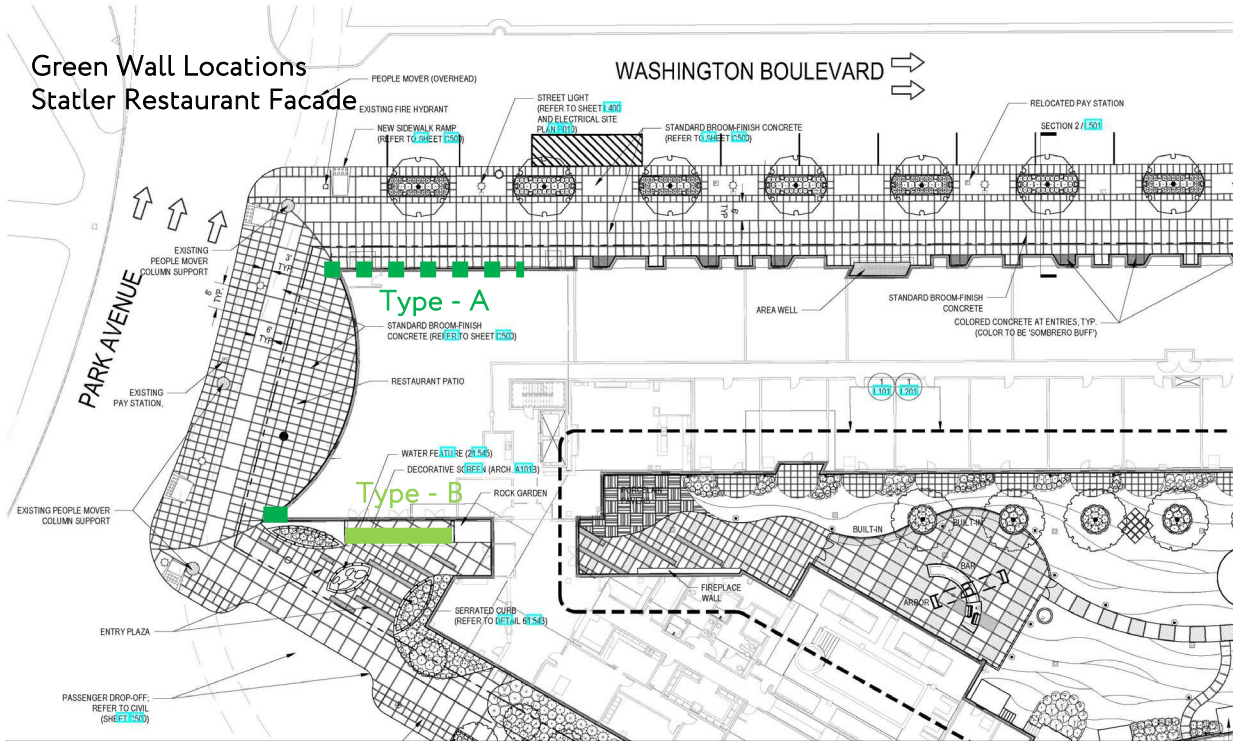
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3. Restaurant Façade Green Walls

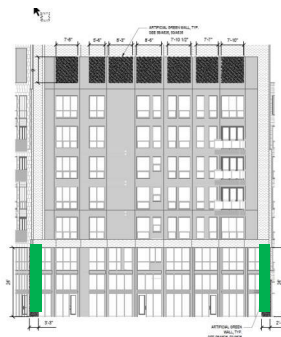
RESTAURANT FAÇADE GREEN WALLS

LOCATIONS

CCA CBD Detroit | HDC PROJECT REVIEW REQUEST



Type - A
Vertical Green Wall



Type - A
Vertical Green Wall

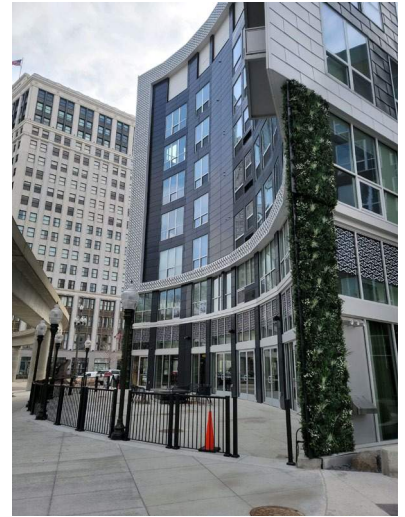
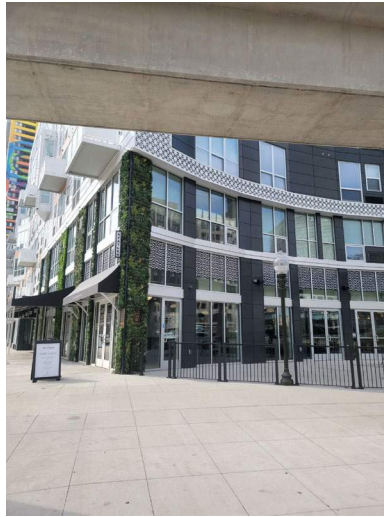


Type - B
Ivy



Custom botanical green walls are applied to the columns that flank the Statler Bistro Restaurant on Bagley St, Park Avenue & Washington Blvd. In addition, Ivy is applied to the decorative screen at the entry of the community on Bagley Street. The green element aligns to the philosophy of City Club Apartments, integrating nature into the design to create a human scale elements. These elements have been carefully considered to be part of the retail and restaurant activation at the street level of the property.

Restaurant Façade Green Walls - Photos



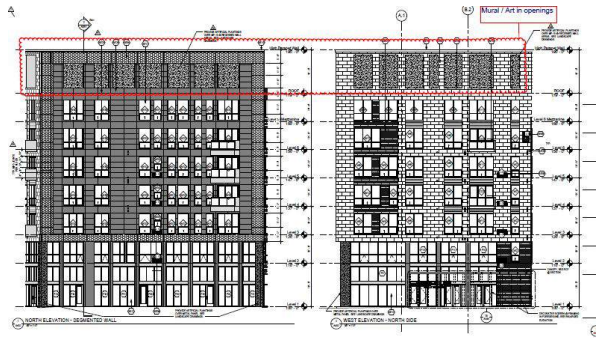
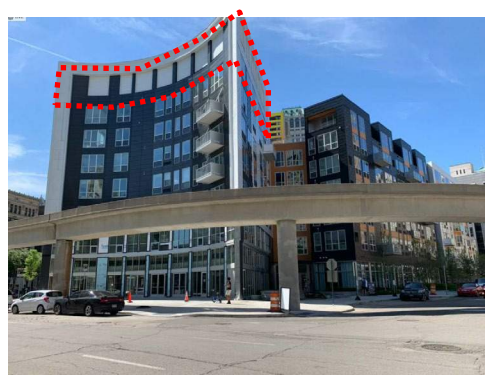
Restaurant Façade Green Walls - Photos



4. Art Gallery Installation

Art Gallery Installation

We are proposing to add artwork to the openings in the parapet wall on the 7th floor of the building. We are proposing a local artist, the pieces would be installed into the opening as pieces of art that could be removed and changed a future date.



LIBRARY STREET COLLECTIVE

ARTIST DECK

LOUISE JONES (QUIZI)

Louise Jones (née Chen), aka Quizi, was born and raised in Santa Monica, CA to Shanghaiese parents. She is best known for her large scale floral mural installations which can be seen in public spaces throughout the United States, from museums to public parks. The murals often depict site-specific plants and animals, and the techniques are uniquely informed by her education in drawing and printmaking. Her affinity towards botanical subjects continues to grow, stemming from an early introduction to Georgia O'Keeffe and fond memories of picking figs with her grandmother. She currently lives and works in Detroit.



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THANK YOU.

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CBD Detroit

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