



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: 02/22/2022

Project: The Coe II

Design Review Meeting: Updated Design Package 02/16/2022

Address: multiple parcels at Van Dyke and Coe

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

Year structure built: NA

Applicant: Clifford Brown (cbrown@woodbornpartners.com), Brian Hurtienne (brian@cha-c.com)

Project Scope Under Review: New Construction

Project Summary:

The Coe II is a mixed-use development in West Village that consists of a 4-story apartment building, four 3-story townhomes, and rear parking.

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.
- 🔄 **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.

General Notes:

Overall, this is a decent project. The architecture mimics the materials and the aesthetic established by the first Coe development across the street. The apartment building is tight to the corner and steps back to closely mimic the setback of the adjacent existing structure and has parking situated in the rear, accessed via the existing alley. The townhomes mimic the style, materiality, and massing of the first Coe across the street.

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



BUILDING INFORMATION

BUILDING 1: APARTMENTS

AREA: 41,317 SF
 CONSTRUCTION:
 COMMERCIAL
 WOOD FRAME
 TYPE VA
 4 STORY
 UNITS:
 STUDIOS = 23
 1 BED = 27
 TOTAL = 50

BUILDING 2: TOWNHOMES

AREA: 8,833 SF
 CONSTRUCTION:
 RESIDENTIAL
 WOOD FRAME
 4 STORY
 UNITS: 4

**TOTAL OVERALL AREA =
50,150 SF**

TABLE OF CONTENTS

NO.	SHEET
01	SITE PLAN / FIRST LEVEL PLAN
02	FLOOR PLAN - LEVEL 02
03	FLOOR PLAN - LEVEL 03
04	FLOOR PLAN - LEVEL 04
05	ENLARGED UNIT PLANS
05.1	ENLARGED UNIT PLANS - CONTINUED
05.2	TOWNHOME PLANS - LEVEL 1 AND 2
05.3	TOWNHOME PLANS - LEVEL 3 AND 4
06	SITE CONTEXT
07	EXTERIOR ELEVATIONS
08	EXTERIOR ELEVATIONS
09	EXTERIOR STREET LEVEL PERSPECTIVES
010	PERSPECTIVES
011	CONTEXT PERSPECTIVES
012	EXTERIOR FINISHES

THE COE AT WEST VILLAGE - PHASE II

TITLE SHEET AND PERSPECTIVE
 ISSUED: 02.16.22

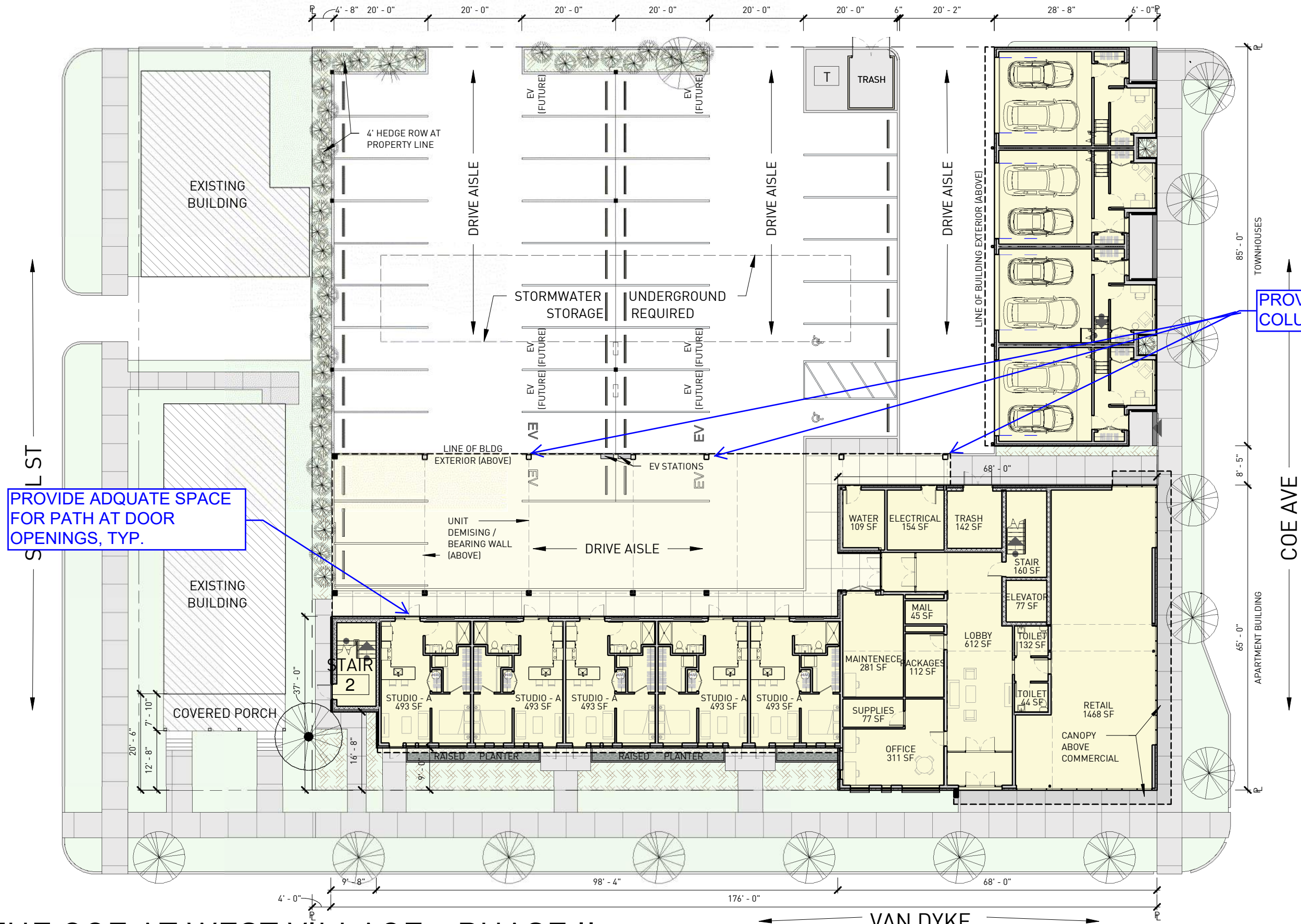
BUILDING 1: APARTMENTS
 AREA: 41,317 SF
 UNITS:
 STUDIOS = 23
 1 BED = 27
 TOTAL = 50

BUILDING 2: TOWNHOMES
 8,833 SF
 4

TOTAL OVERALL AREA = 50,150 SF

ZONING: R5

PARKING:
 OFF STREET
 PARKING SPACES = 39
 TOWNHOMES = 8



PROVIDE ADQUATE SPACE FOR PATH AT DOOR OPENINGS, TYP.

PROVIDE PROTECTION FOR COLUMNS FROM IMPACT.

COMMENTS IN RED ARE REQUIRED CHANGES

COMMENTS IN BLUE ARE SUGGESTED CHANGES

COMMENTS IN PURPLE ARE PRECEDENT EXAMPLES

THE COE AT WEST VILLAGE - PHASE II

SITE PLAN / FIRST LEVEL PLAN
 ISSUED: 02.16.22

**TOTALS FOR LEVEL 02-04
UNITS PER FLOOR:**

STUDIOS =	6
1 BED =	9
TOTAL =	15



THE COE AT WEST VILLAGE - PHASE II

FLOOR PLAN - LEVEL 02

ISSUED: 02.16.22

TOTALS FOR LEVEL 02-04
UNITS PER FLOOR:

STUDIOS =	6
1 BED =	9
TOTAL =	15



THE COE AT WEST VILLAGE - PHASE II

FLOOR PLAN - LEVEL 03

ISSUED: 02.16.22

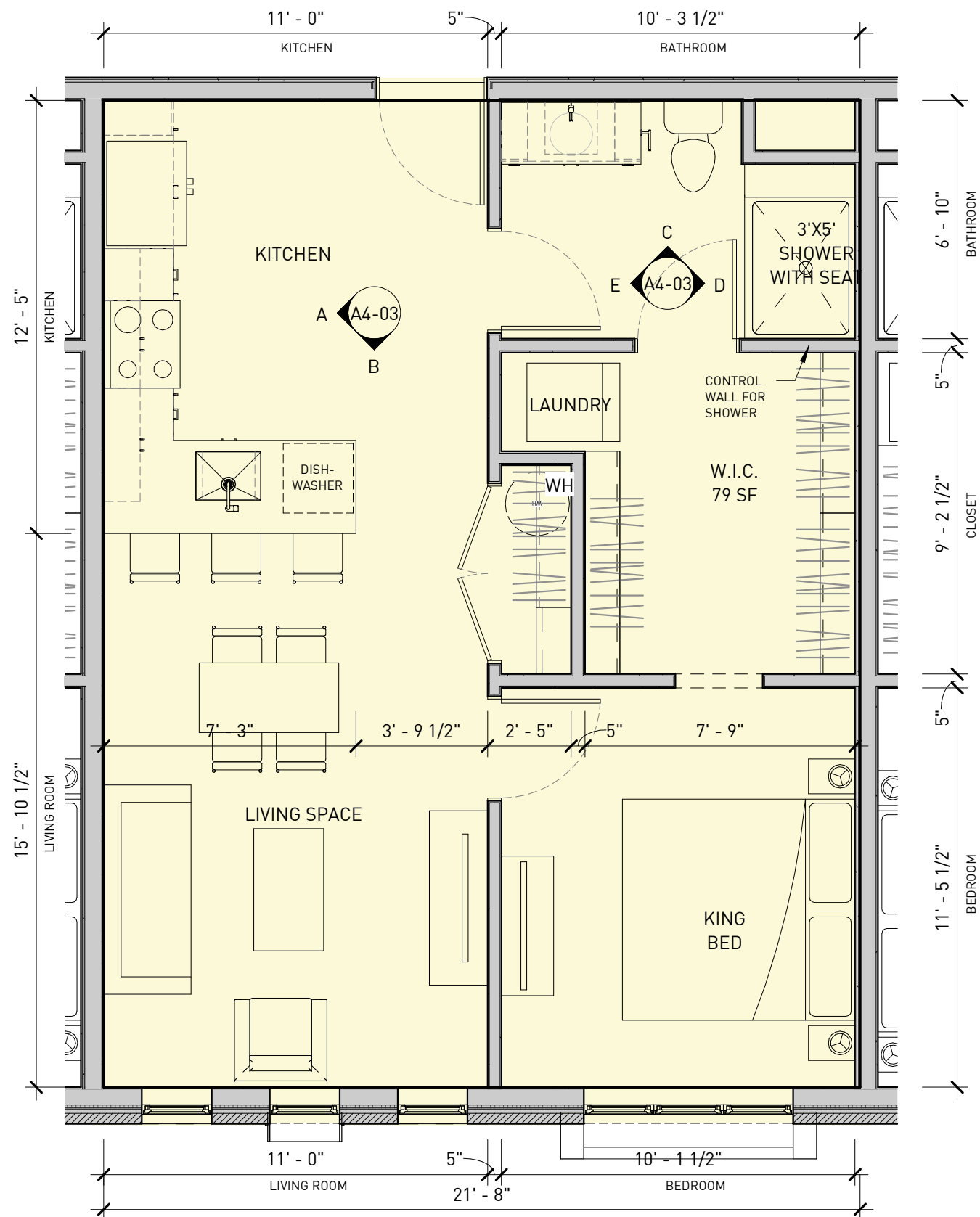
TOTALS FOR LEVEL 02-04
UNITS PER FLOOR:

STUDIOS =	6
1 BED =	9
TOTAL =	15

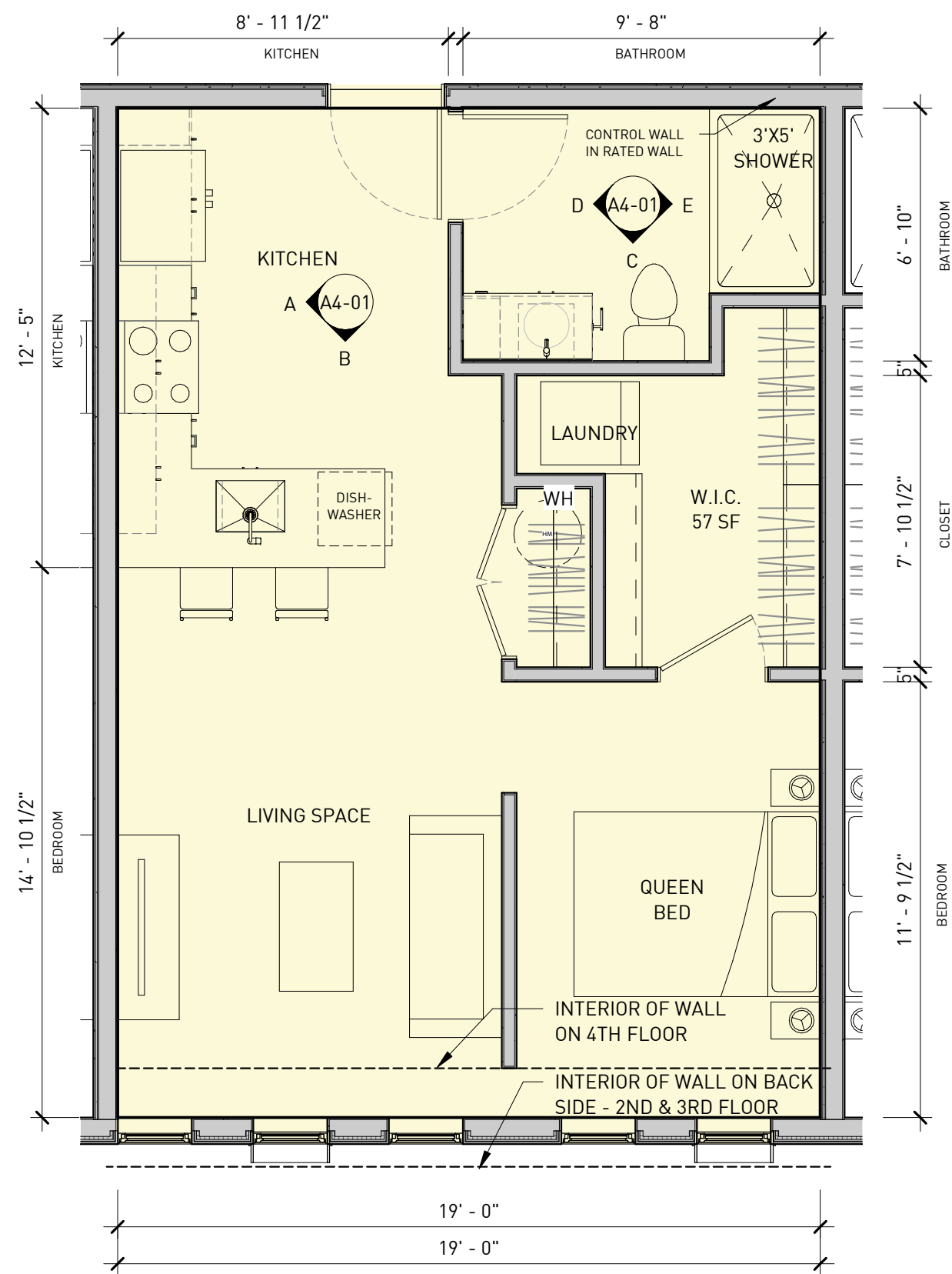


THE COE AT WEST VILLAGE - PHASE II

FLOOR PLAN - LEVEL 04
ISSUED: 02.16.22



2 1 BED - TYP UNIT

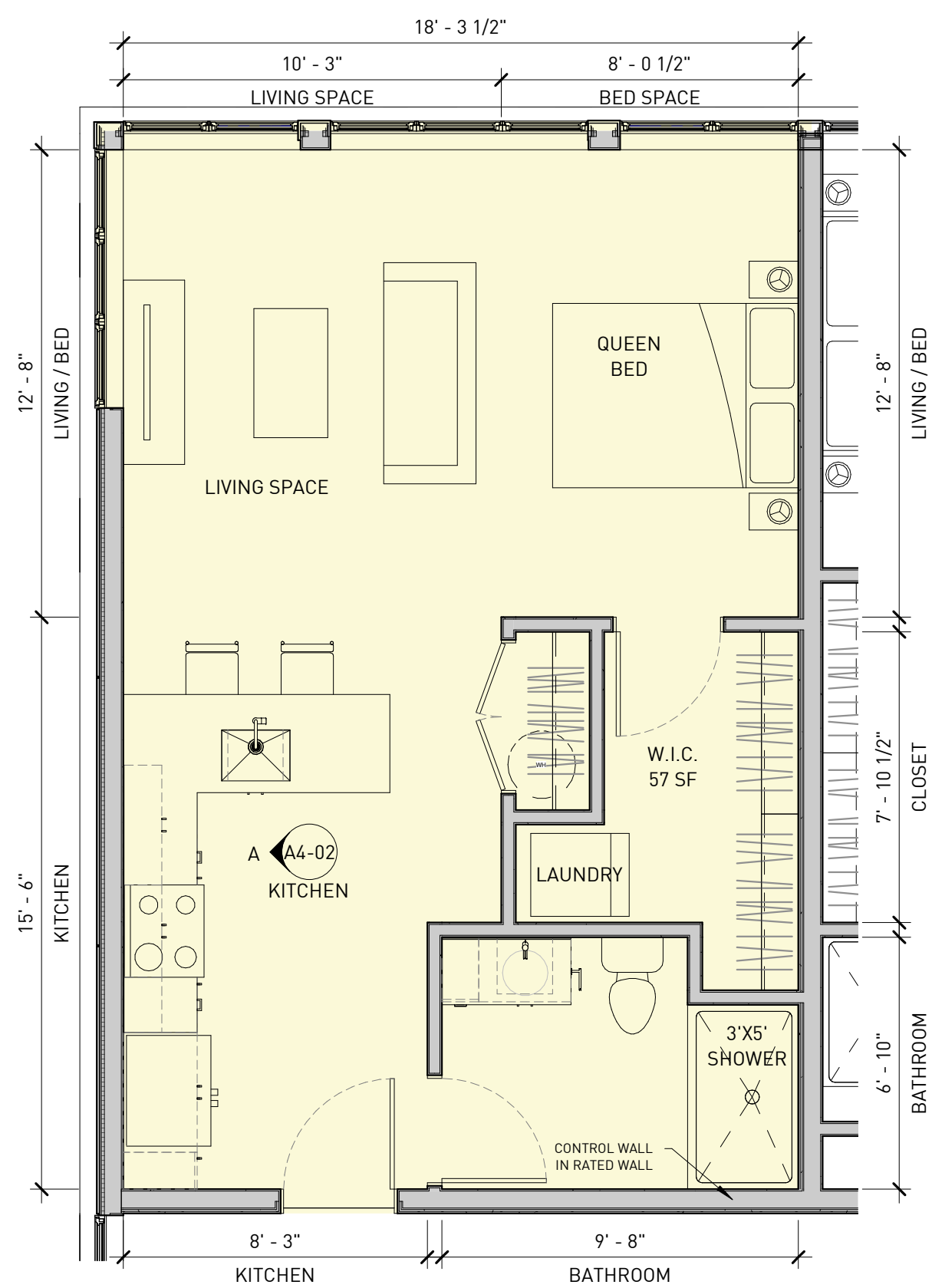


1 STUDIO - TYP. UNIT

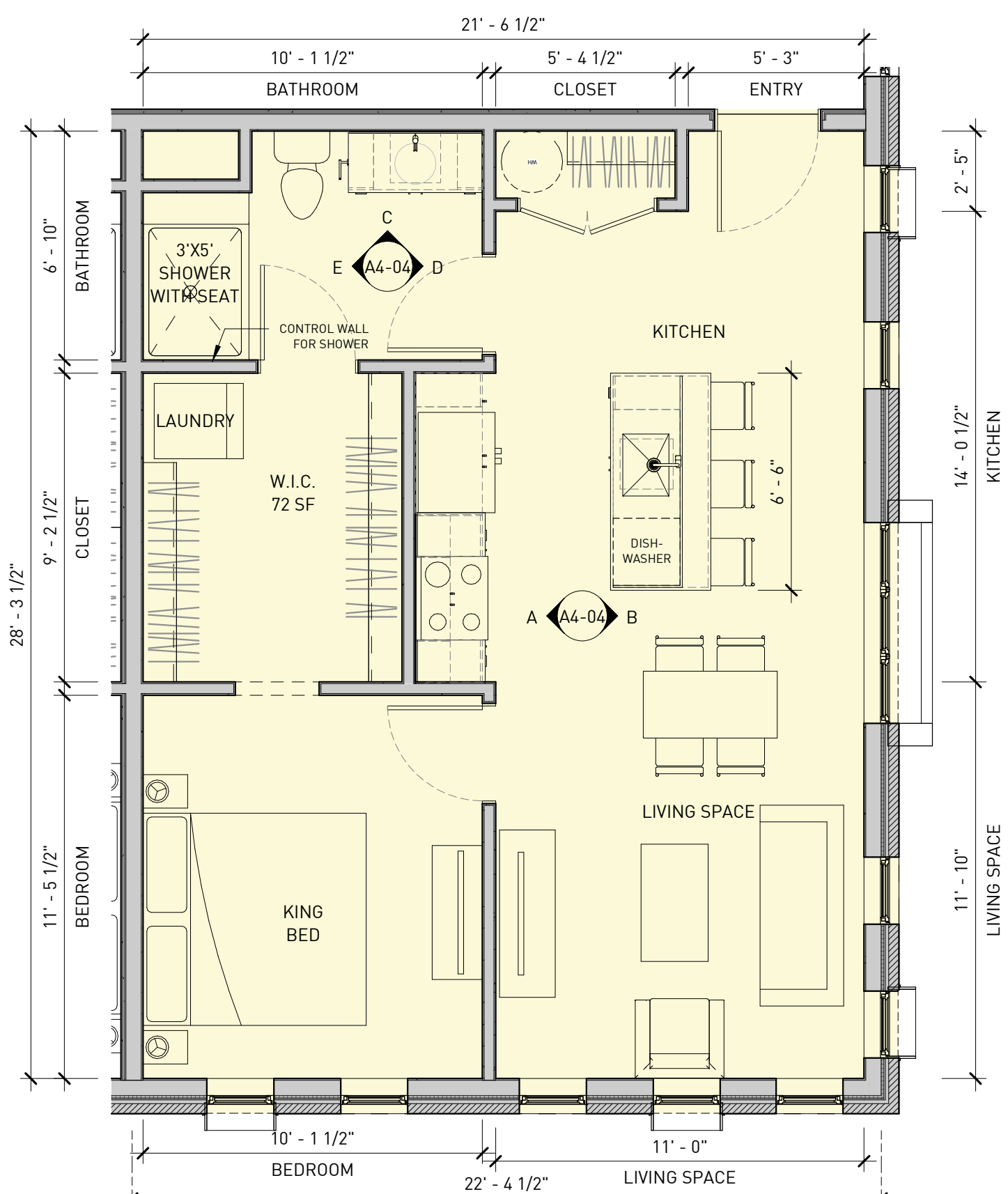
THE COE AT WEST VILLAGE - PHASE II

ENLARGED UNIT PLANS

ISSUED: 02.16.22



2 STUDIO - 4TH FLOOR - TOTAL OF 1 UNIT



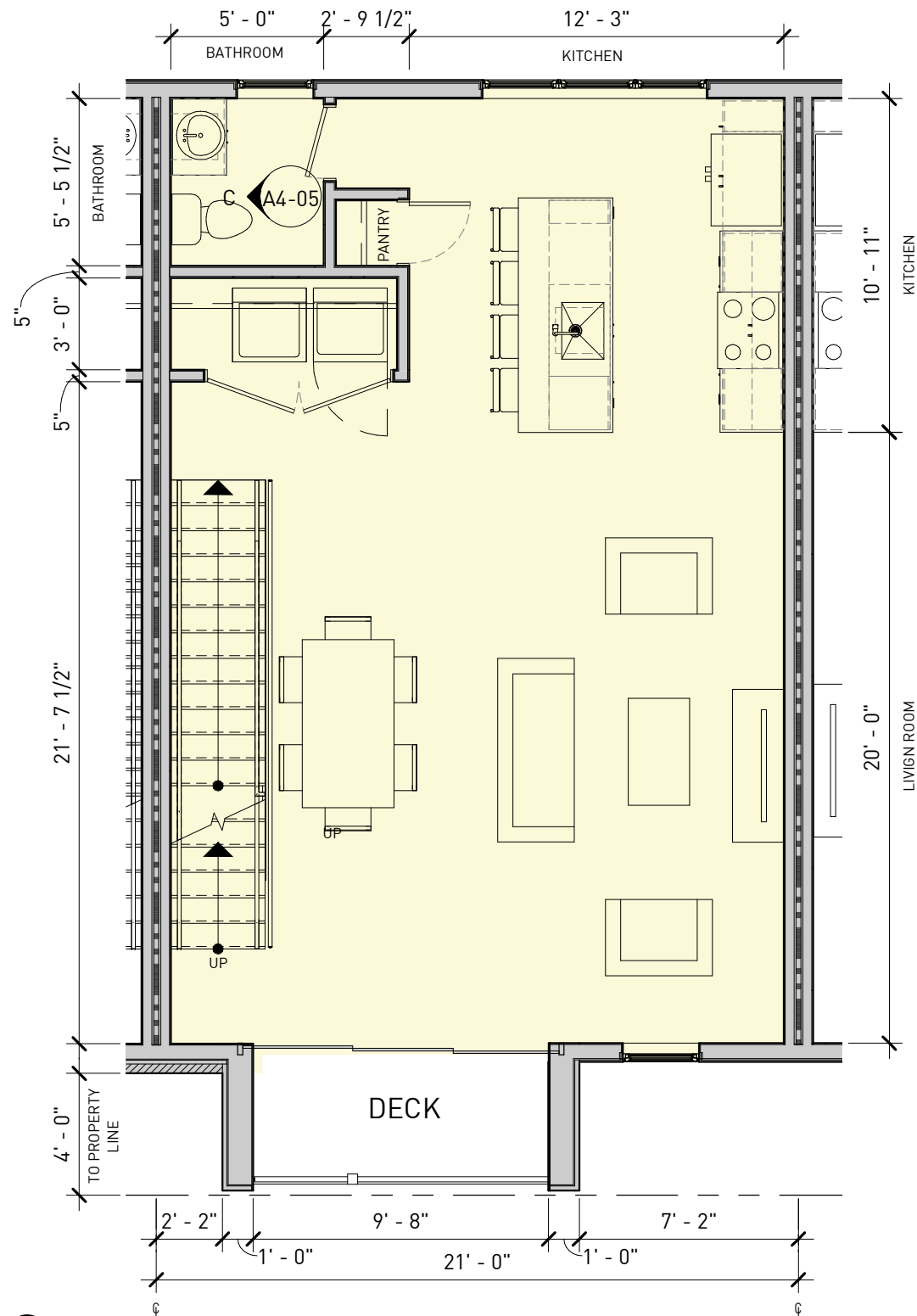
1 1 BED CORNER UNITS - TOTAL OF 6

THE COE AT WEST VILLAGE - PHASE II

ENLARGED UNIT PLANS - CONTINUED

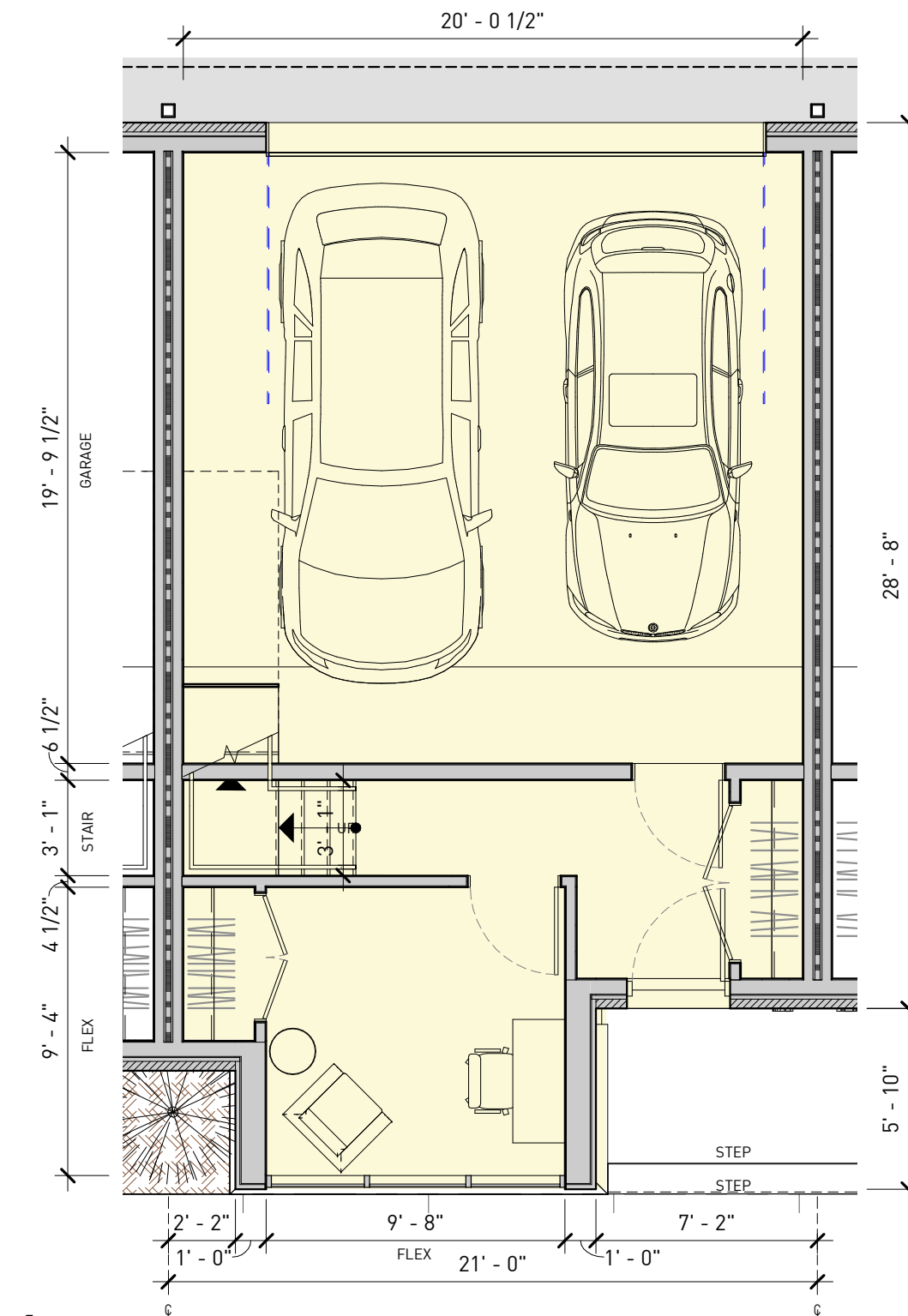
ISSUED: 02.16.22

AREAS:
 TOTAL UNIT AREA:
 SALES = 1,746 SF
 GARAGE = 431 SF
 TOTAL = 2,177 SF



2 TOWNHOME TYP UNIT - 2ND FLOOR PLAN

AREA = 673 SF



1 TOWNHOME TYP UNIT - 1ST FLOOR PLAN

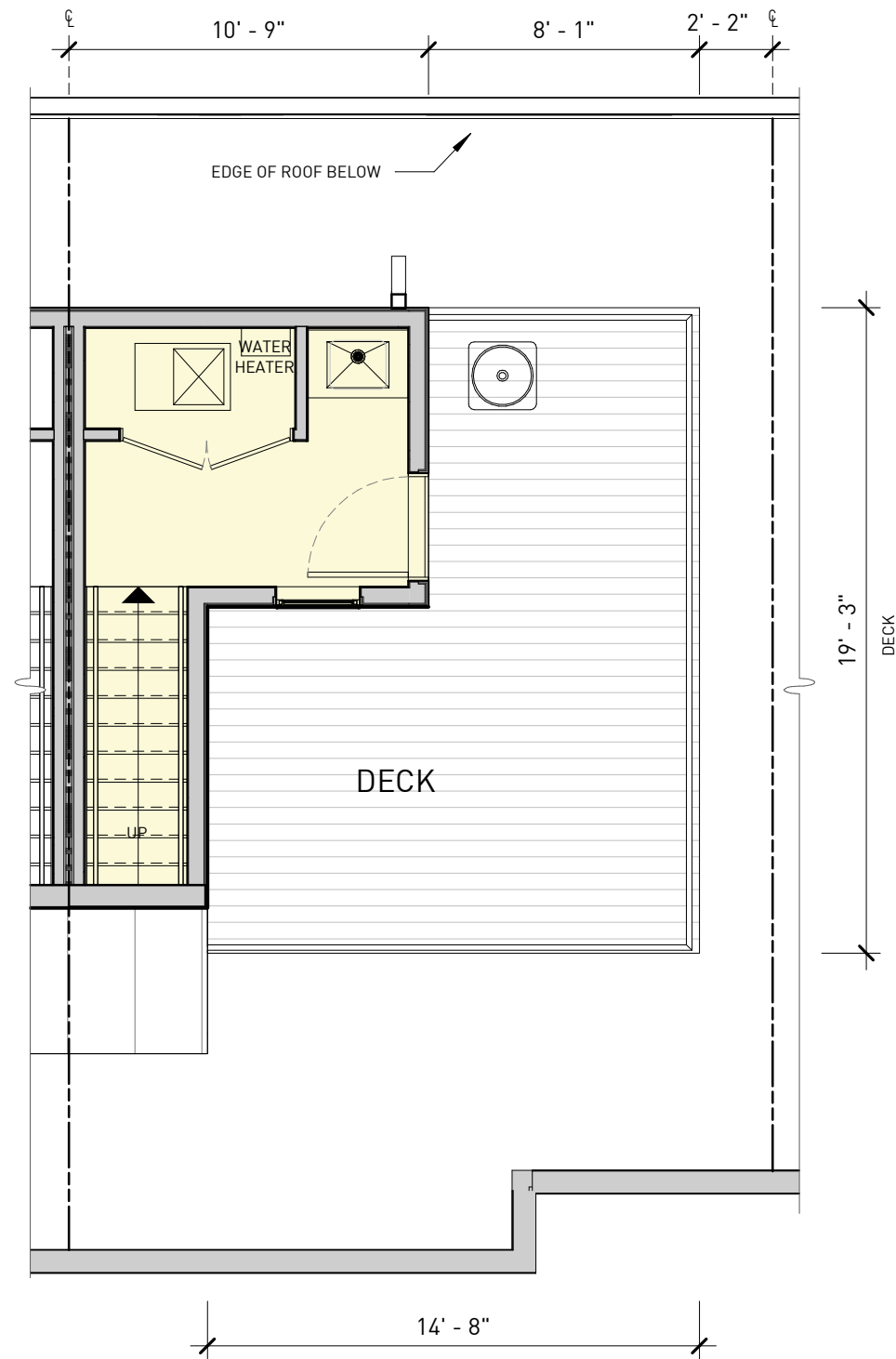
AREA = 668 SF TOTAL. GARAGE = 431 SF. SALES AREA = 237

THE COE AT WEST VILLAGE - PHASE II

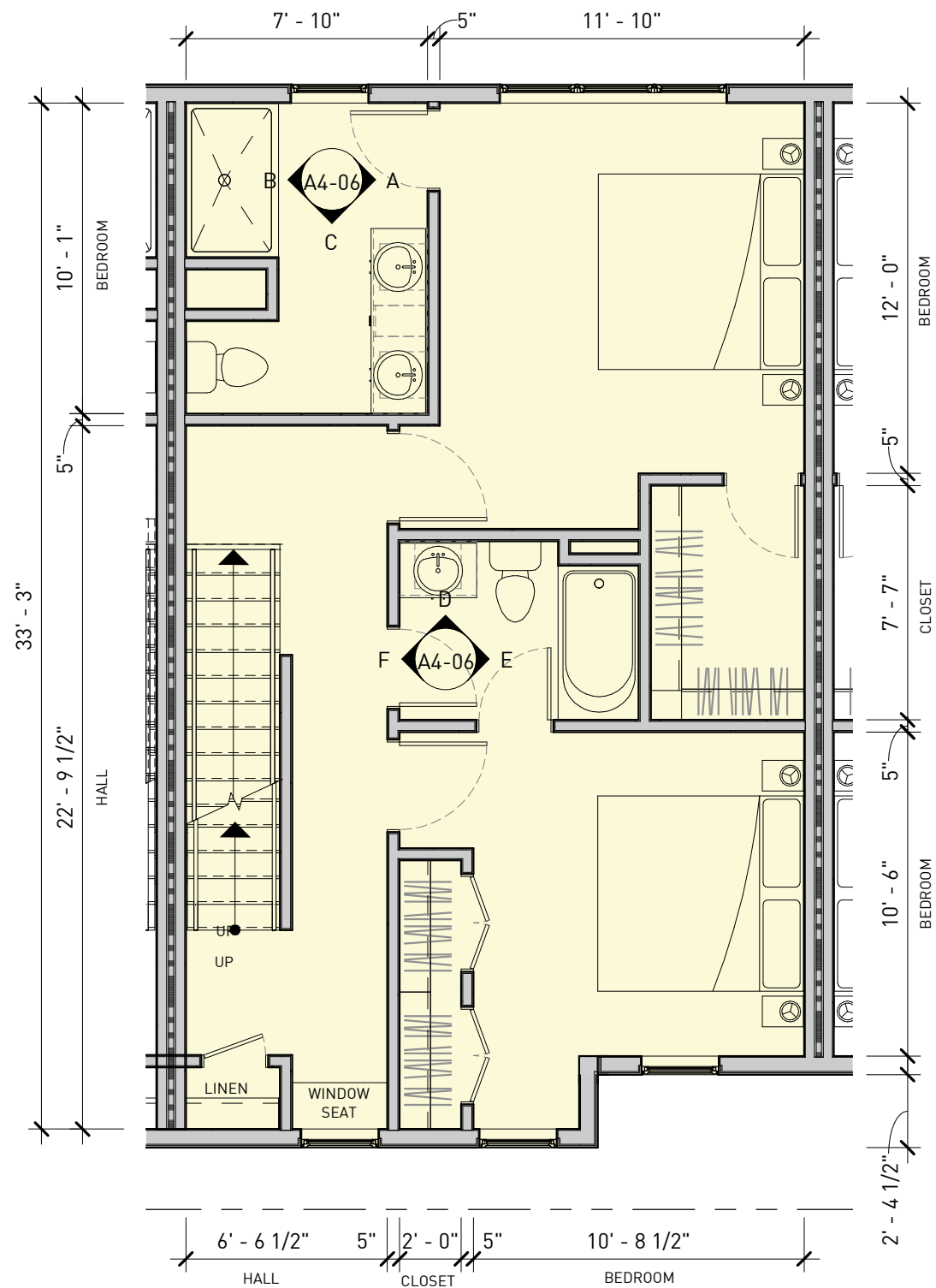
TOWNHOME PLANS - LEVEL 1 AND 2

ISSUED: 02.16.22

AREAS:
 TOTAL UNIT AREA:
 SALES = 1,746 SF
 GARAGE = 431 SF
 TOTAL = 2,177 SF



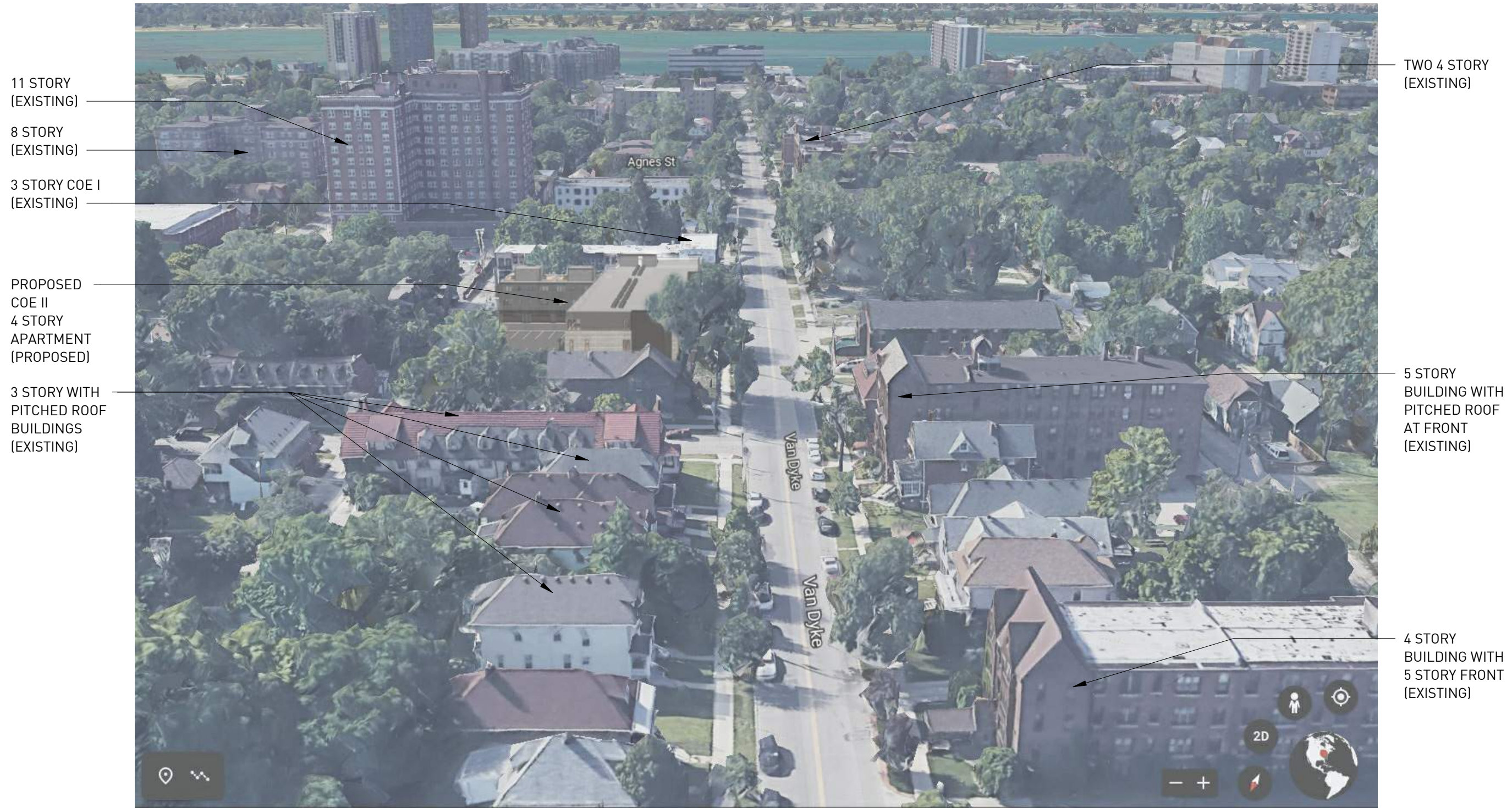
2 TOWNHOME TYP UNIT - 4TH FLOOR PLAN
 AREA = 130 SF



1 TOWNHOME TYP UNIT - 3RD FLOOR PLAN
 AREA = 707 SF

THE COE AT WEST VILLAGE - PHASE II

TOWNHOME PLANS - LEVEL 3 AND 4
 ISSUED: 02.16.22



THE COE AT WEST VILLAGE - PHASE II

SITE CONTEXT
ISSUED: 02.16.22



1 SOUTH ELEVATION



2 COE AVENUE ELEVATION-

KEY NOTES

- A01 RAISED PLANTER
- A02 STAIR / ELEVATOR CORE / ROOF ACCESS (BEYOND)
- A03 CANTILEVER LEVELS 3 AND 4 1'-0" FROM 1ST FLOOR
- A04 CEDAR SIDING (SAME AS BUILDING) PROTRUDED SURROUND TO MATCH COE 1.
- E01 METAL CAP (TYPICAL)
- E02 BLACK MASONRY BRICK MATCHING COE 1
- E03 FIBER CEMENT SPANDREL / PARAPET PANEL
- E04 CEDAR SHIP-LAP SIDING (STAINED) TO MATCH CORNER BUILDING / COE 1 AND TOWNHOUSES
- E05 WINDOWS WITH FRAMED ACCOYA WOOD (STAINED) SURROUND
- E06 BLACK METEAL CANOPY - MATCH COE 1
- E07 PRE-FINISHED FIBER CEMENT "LAP" SIDING (JAMES-HARDIE OR EQUAL) - NO CORNER BOARDS
- E08 VINYL WINDOWS, COLOR TO MATCH COE 1
- E09 FIXED STOREFRONT GLASS TO MATCH COE 1 TOWNHOUSES
- E10 WINDOWS WITH FRAMED WITH 1/4" ALUM. SURROUND EXTRUDED FRAME.
- E12 ACM COLUMN SURROUND OVER STEEL COLUMNS.

THE COE AT WEST VILLAGE - PHASE II

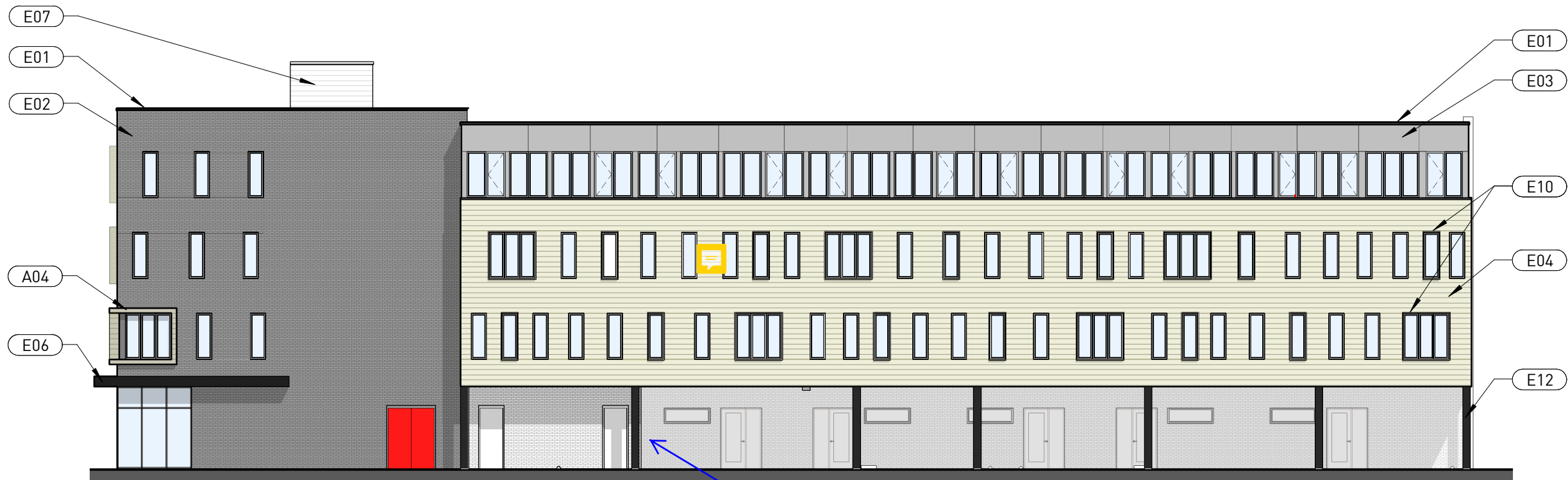
EXTERIOR ELEVATIONS

ISSUED: 02.16.22

GRAPHICAL NOTE: AREAS NOT DEPICTED IN COLOR ARE LOCATED SIGNIFICANTLY IN THE BACKGROUND.

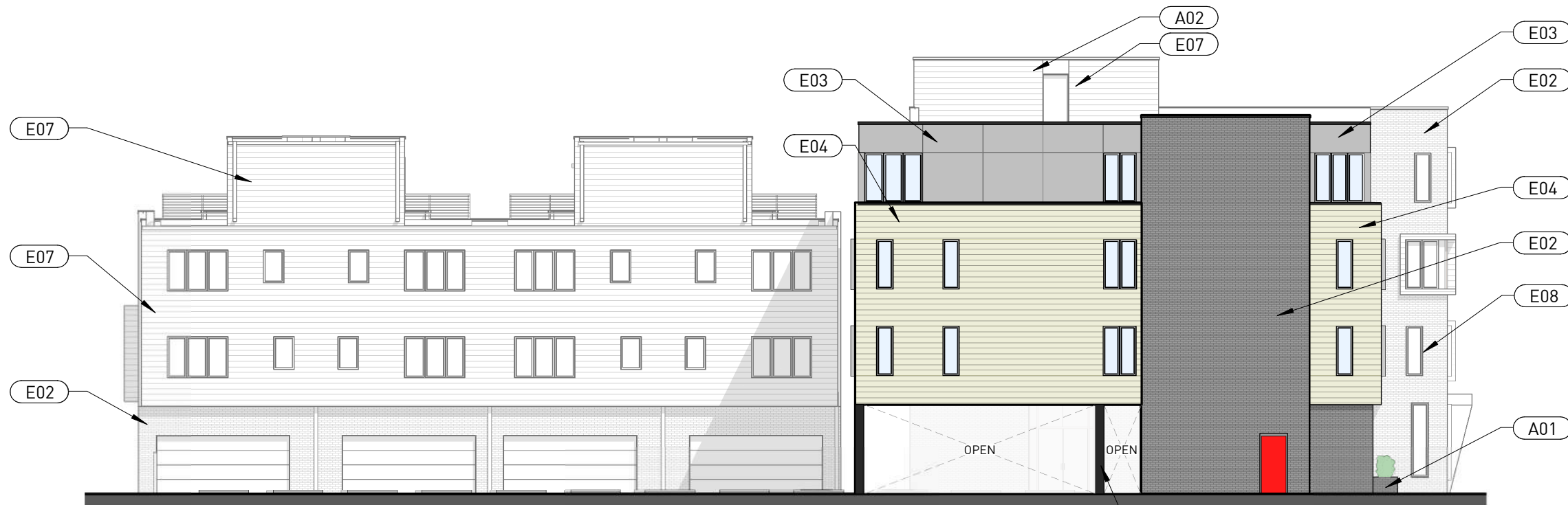
KEY NOTES

- A01 RAISED PLANTER
- A02 STAIR / ELEVATOR CORE / ROOF ACCESS (BEYOND)
- A04 CEDAR SIDING (SAME AS BUILDING) PROTRUDED SURROUND TO MATCH COE 1.
- E01 METAL CAP (TYPICAL)
- E02 BLACK MASONRY BRICK MATCHING COE 1
- E03 FIBER CEMENT SPANDREL / PARAPET PANEL
- E04 CEDAR SHIP-LAP SIDING (STAINED) TO MATCH CORNER BUILDING / COE 1 AND TOWNHOUSES
- E06 BLACK METEAL CANOPY - MATCH COE 1
- E07 PRE-FINISHED FIBER CEMENT "LAP" SIDING (JAMES-HARDIE OR EQUAL) - NO CORNER BOARDS
- E08 VINYL WINDOWS, COLOR TO MATCH COE 1
- E10 WINDOWS WITH FRAMED WITH 1/4" ALUM. SURROUND EXTRUDED FRAME.
- E12 ACM COLUMN SURROUND OVER STEEL COLUMNS.



1 NORTH ELEVATION

PROVIDE PROTECTION FOR COLUMNS FROM IMPACT.



2 WEST ELEVATION

COMMENTS IN RED ARE REQUIRED CHANGES

COMMENTS IN BLUE ARE SUGGESTED CHANGES

COMMENTS IN PURPLE ARE PRECEDENT EXAMPLES

THE COE AT WEST VILLAGE - PHASE II

EXTERIOR ELEVATIONS
ISSUED: 02.16.22

GRAPHICAL NOTE: AREAS NOT DEPICTED IN COLOR ARE LOCATED SIGNIFICANTLY IN THE BUILDING



1 VAN DYKE-PERSPECTIVE



2 CORNER OF VAN DYKE AND COE AVE-PERSPECTIVE



3 COE AVE-PERSPECTIVE



4 ALLEY-PERSPECTIVE

THE COE AT WEST VILLAGE - PHASE II

EXTERIOR STREET LEVEL PERSPECTIVES

ISSUED: 02.16.22

© CHRISTIAN HURTTIENNE ARCHITECTS 2111 WOODWARD AVE., #201 DETROIT, MI 48201 313.825.2005 CHA-C.COM



1 COE AVE VIEW



2 VAN DYKE FROM NORTH



3 COE AVE / REAR VIEW



4 VAN DYKE FROM SOUTH

THE COE AT WEST VILLAGE - PHASE II

PERSPECTIVES
ISSUED: 02.16.22



1 VAN DYKE FROM NORTH - CONTEXT



2 VAN DYKE FROM SOUTH - CONTEXT

THE COE AT WEST VILLAGE - PHASE II

CONTEXT PERSPECTIVES

ISSUED: 02.16.22

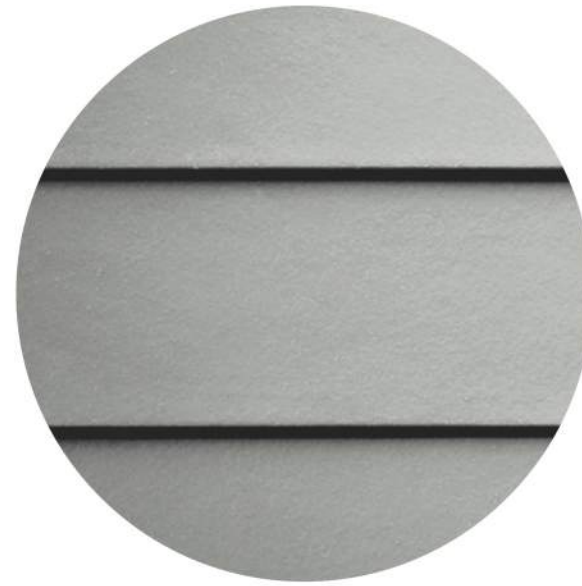
© CHRISTIAN HURTTIENNE ARCHITECTS 2111 WOODWARD AVE., #201 DETROIT, MI 48201 313.825.2005 CHA-C.COM



MASONRY VENEER
GLEN-GERY - "CRYSTAL BLACK"



FIBER CEMENT
LAP SIDING
JAMES HARDIE PLANK LAP SIDING -
"BOOTH BAY BLUE"



FIBER CEMENT
LAP SIDING
JAMES HARDIE PLANK LAP SIDING -
"LIGHT MIST"



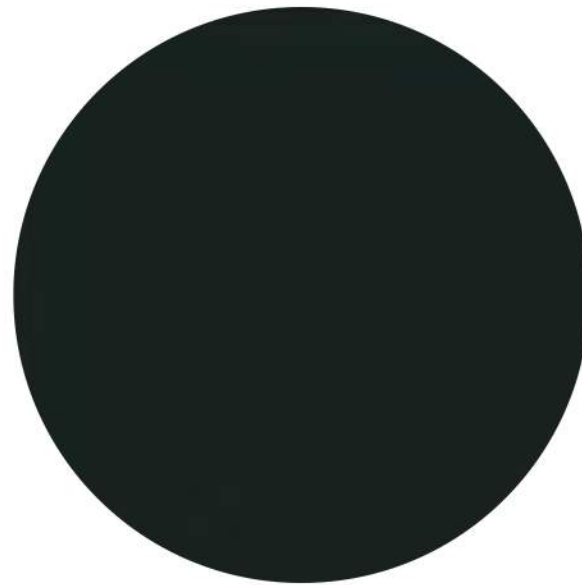
FIBER CEMENT
JAMES HARDIE - "AGED PEWTER"



CEDAR SIDING
CLEAR COATED



ACCOYA WOOD SIDING
CLEAR COATED



VINYL WINDOW FRAME
JELD-WEN VINYL WINDOW - "BRONZE"



ALUMNIUM STOREFRONT
"BRONZE" FINISH

THE COE AT WEST VILLAGE - PHASE II

EXTERIOR FINISHES
ISSUED: 02.16.22