

CITY CLUB
APARTMENTS

City Club Apartments CBD Detroit

313 PARK AVE, DETROIT, MI 48226



HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

March 10, 2022
Revision 1

www.cityclubapartments.com

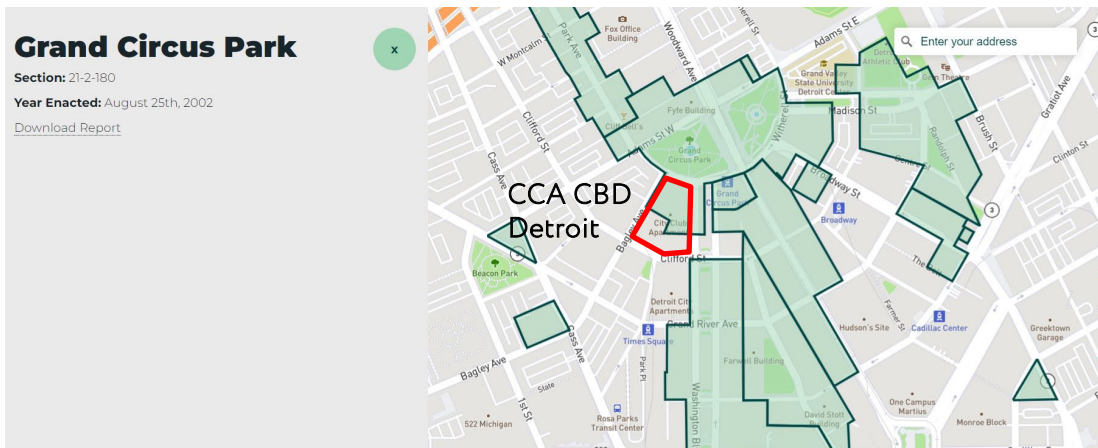
Dear members of the Commission,

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 retail columns on the partial elevation of the Washington Street, Park Avenue and Bagley Street facing sides the building.

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



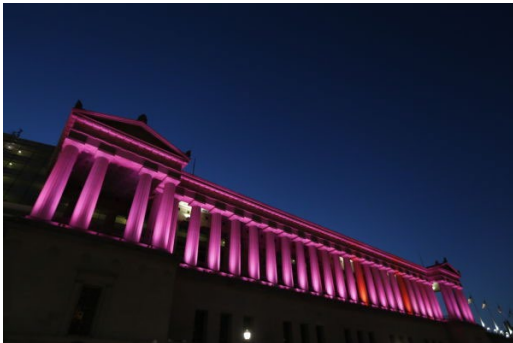
2. Park Avenue Lighting

OVERVIEW

CCA CBD Detroit | HDC PROJECT REVIEW REQUEST

Echoing iconic architecture from around the world, 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 only to recognize national holidays and important local events. The colors and timing will be coordinated with the other buildings adjacent to the development to integrate into the neighborhood and City of Detroit. Most of the time when the lighting is not recognizing an event the light would remain white. The lighting is located behind a decorative metal mesh and is only indirect lighting. The lighting would not animate and would be simple and elegant when using color to recognize an event.

Examples of lighting concept



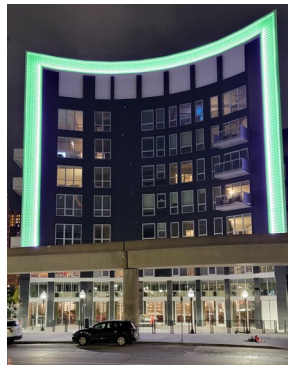
Recognizing National & Local Events, coordinated with the other downtown buildings



Normal Operations
White 90% of time



Event Example
St Patrick's Day



Event Example
Breast Cancer



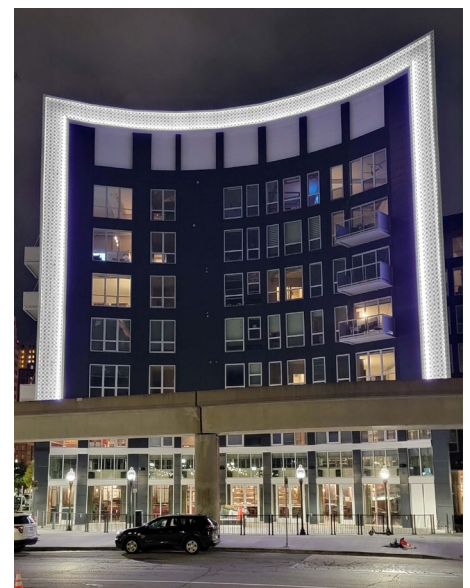
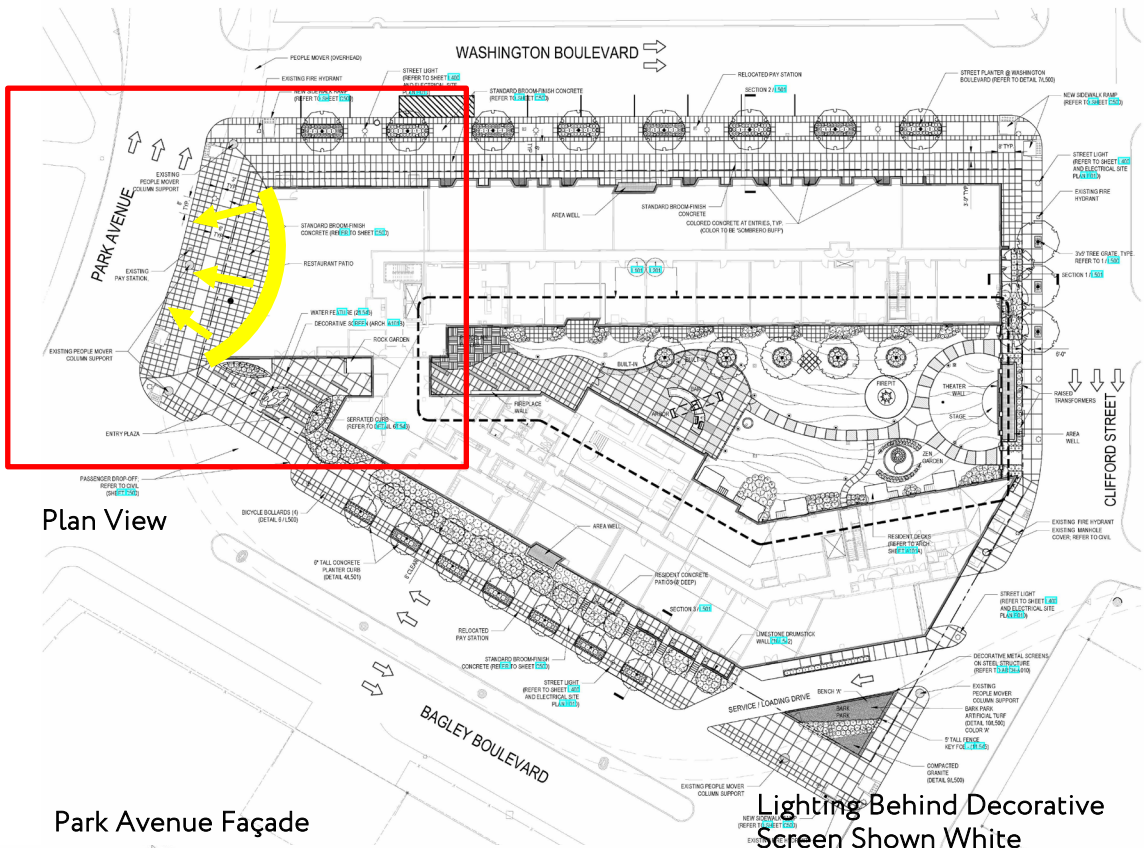
Event Example
Holiday



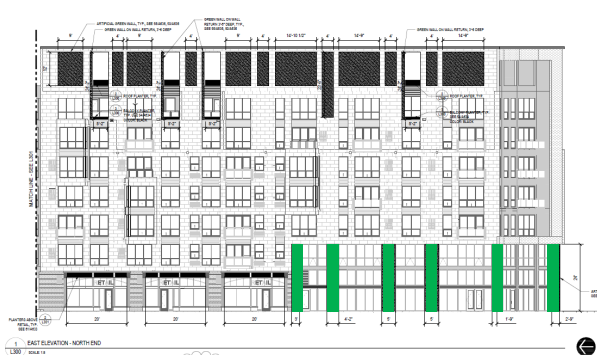
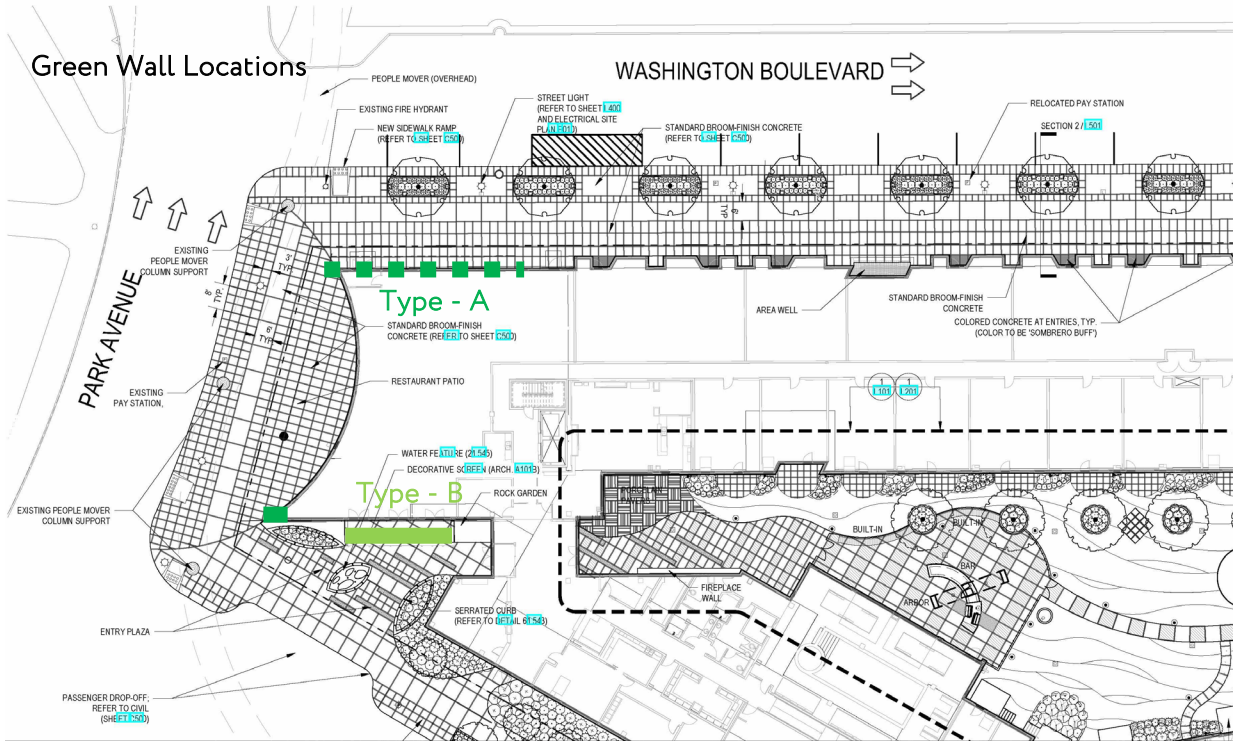
PARK AVENUE LIGHTING

LOCATION OF LIGHTING

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2. Green Walls



Type - A
Vertical Green Wall



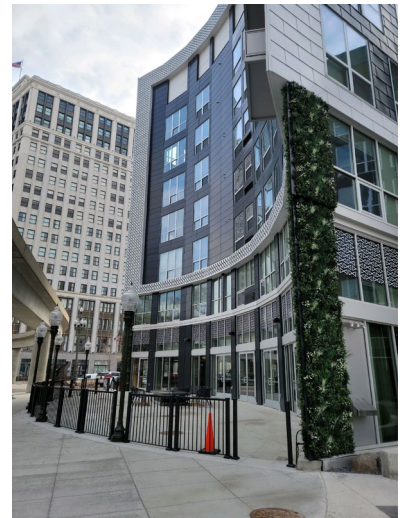
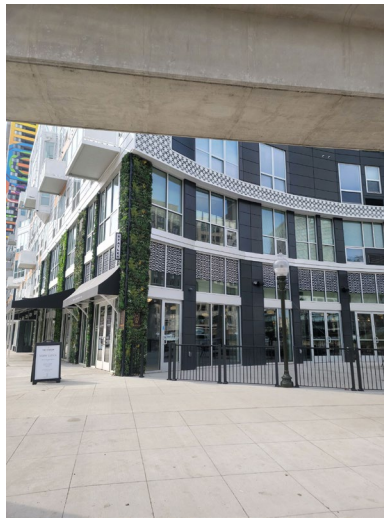
Type - A
Vertical Green Wall



Type - B
Ivy



Faux 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.



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