

CLEMENT KERN GARDENS

Design Review

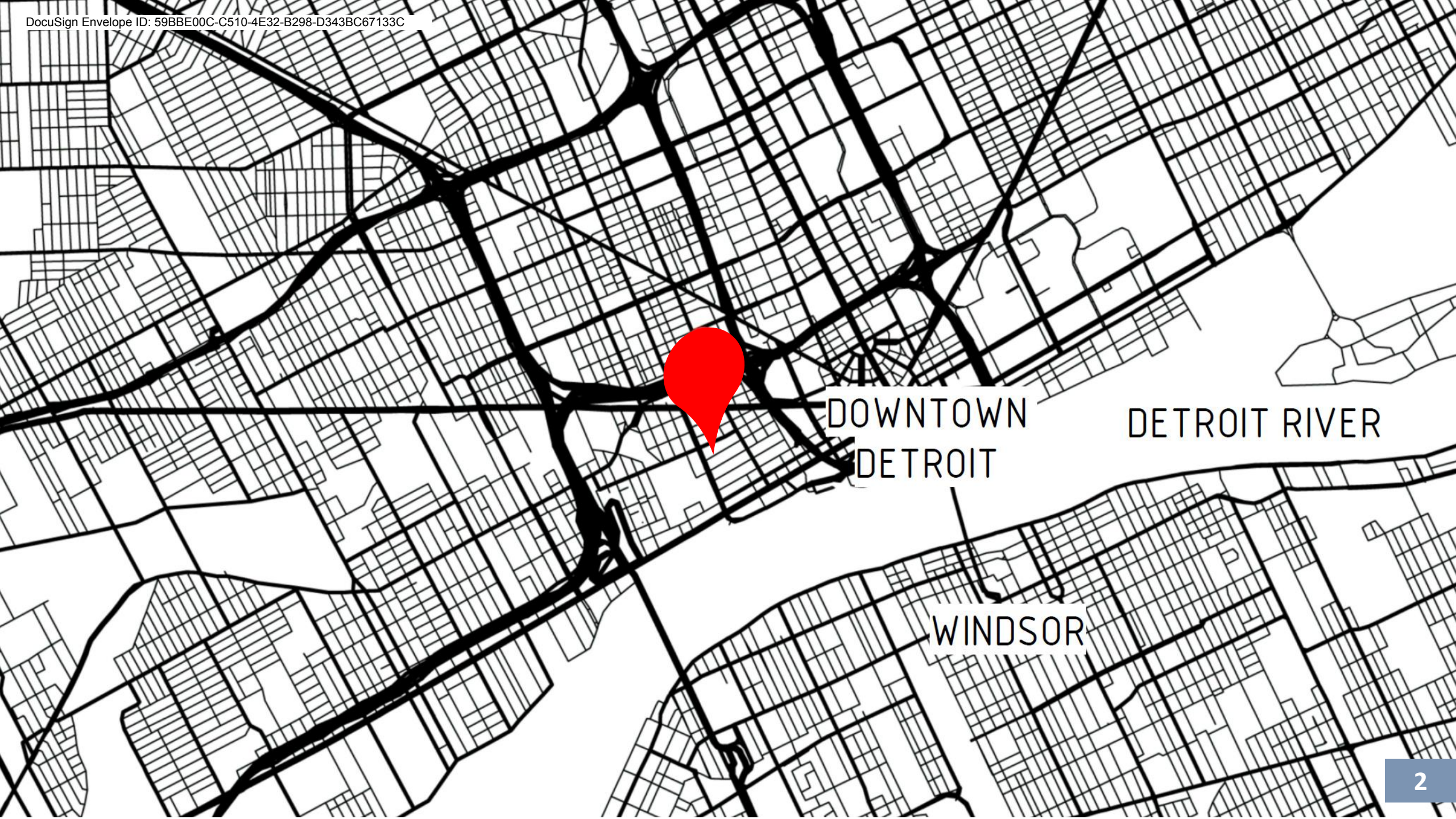
Corktown | Detroit

Corktown

Detroit

Financial District

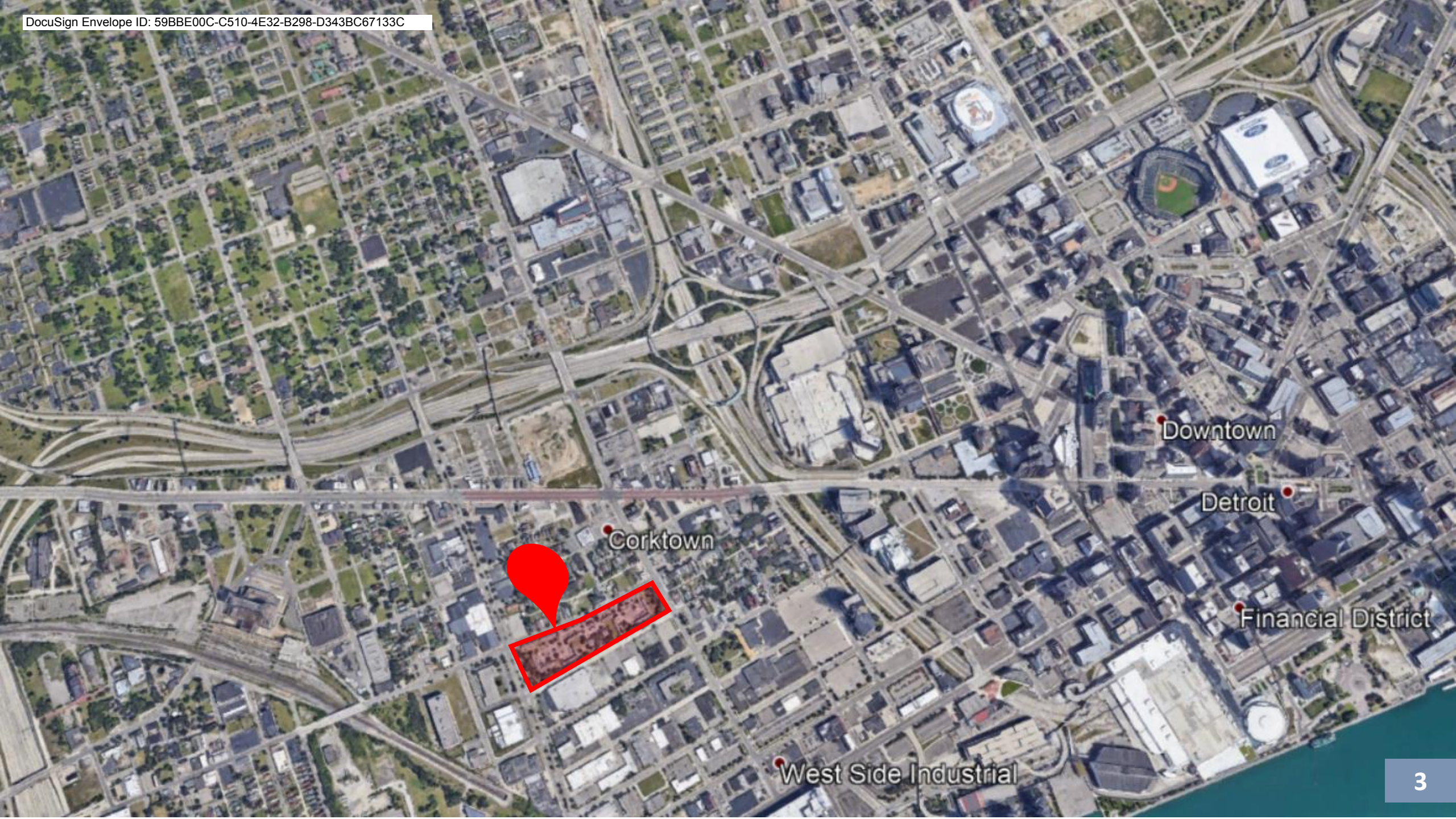
West Side Industrial



DOWNTOWN
DETROIT

DETROIT RIVER

WINDSOR



Corktown

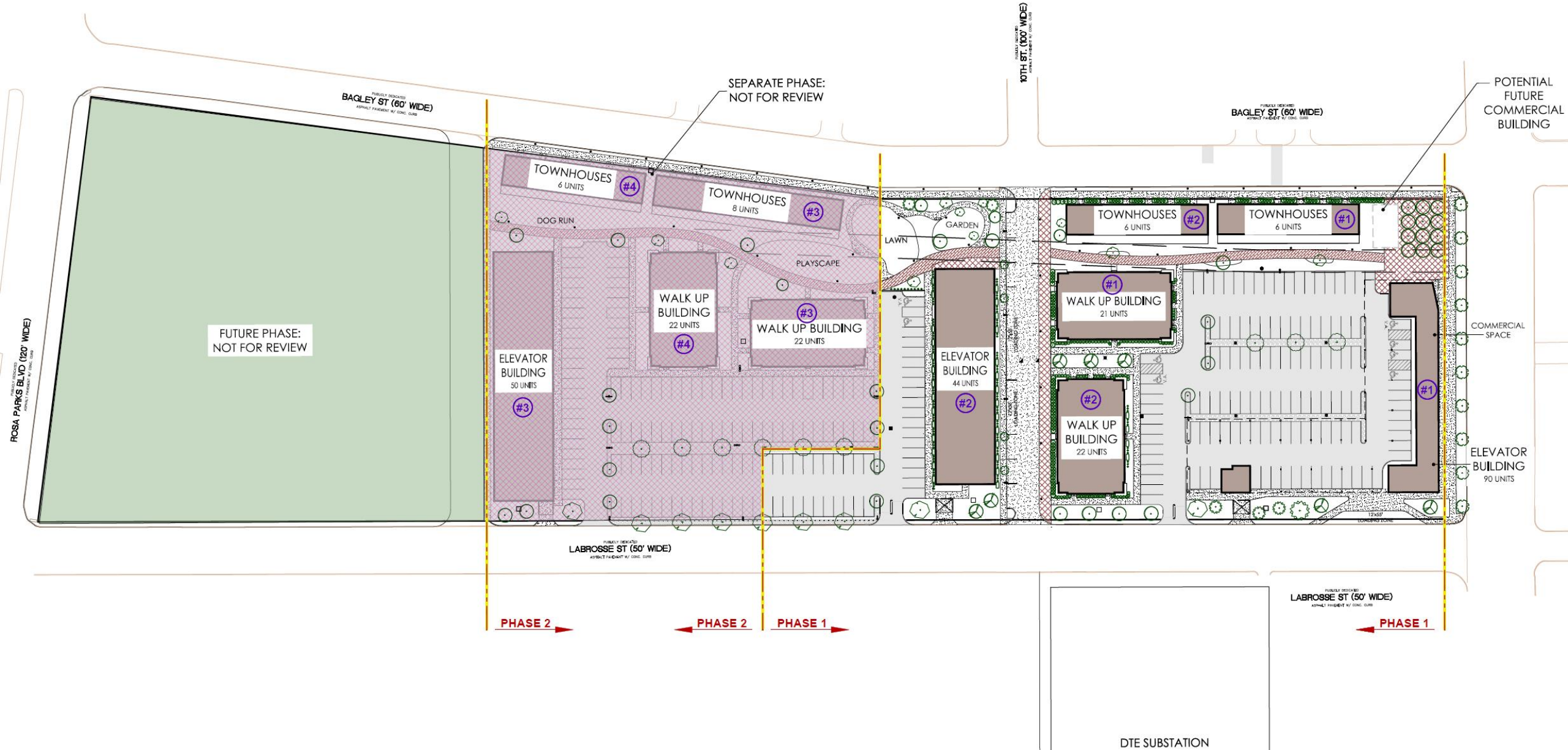
Downtown

Detroit

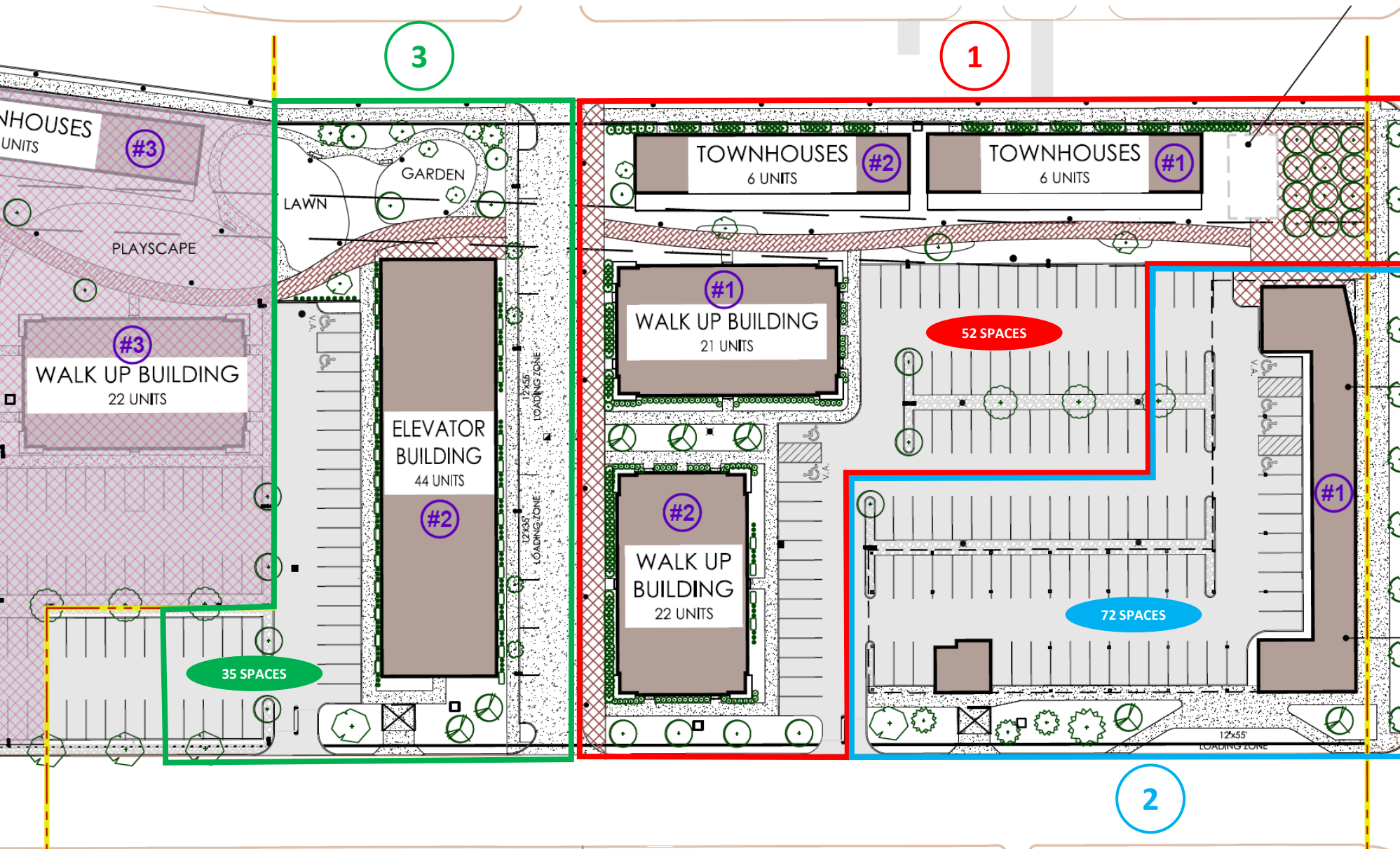
Financial District

West Side Industrial





PHASE 1: PROPOSED PARCEL BOUNDARIES (approximate)



1 Parcel 1 (Bagley TH and Flats on 10th)

Parking Requirements:

Townhomes:	1.5 to 1
# of Units:	12 units
Req'd Parking:	18 spaces
Provided Parking:	18 spaces
Flats:	.75 to 1
# of Units:	43 units
Req'd Parking:	33 spaces
Provided Parking:	34 spaces (2 ADA)

2 Parcel 2 (Trumbull)

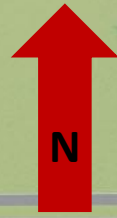
Parking Requirements:

Midrise Bldg:	.75 to 1
# of Units:	90 units
Req'd Parking:	68 spaces
Provided Parking:	72 spaces (4 ADA)

3 Parcel 3 (West of 10th)

Parking Requirements:

Midrise Bldg:	.75 to 1
# of Units:	44 units
Req'd Parking:	33 spaces
Provided Parking:	35 spaces (2 ADA)







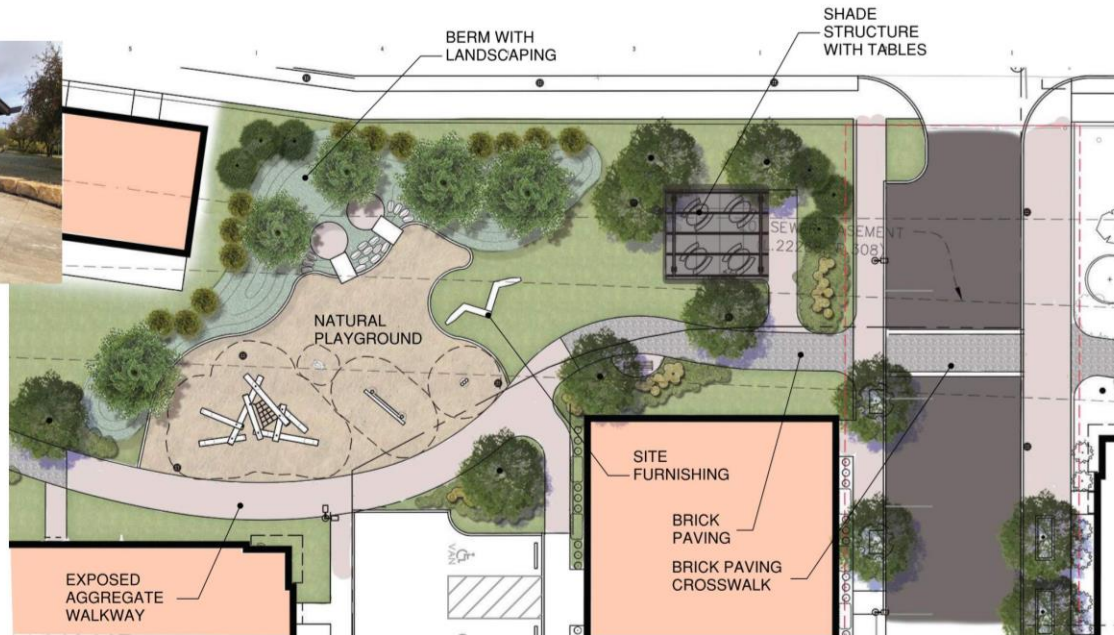
BRICK DESIGN



EXPOSED AGGREGATE SIDEWALK



BENCH SEATING

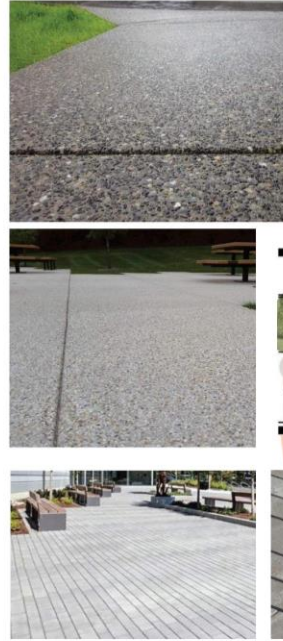
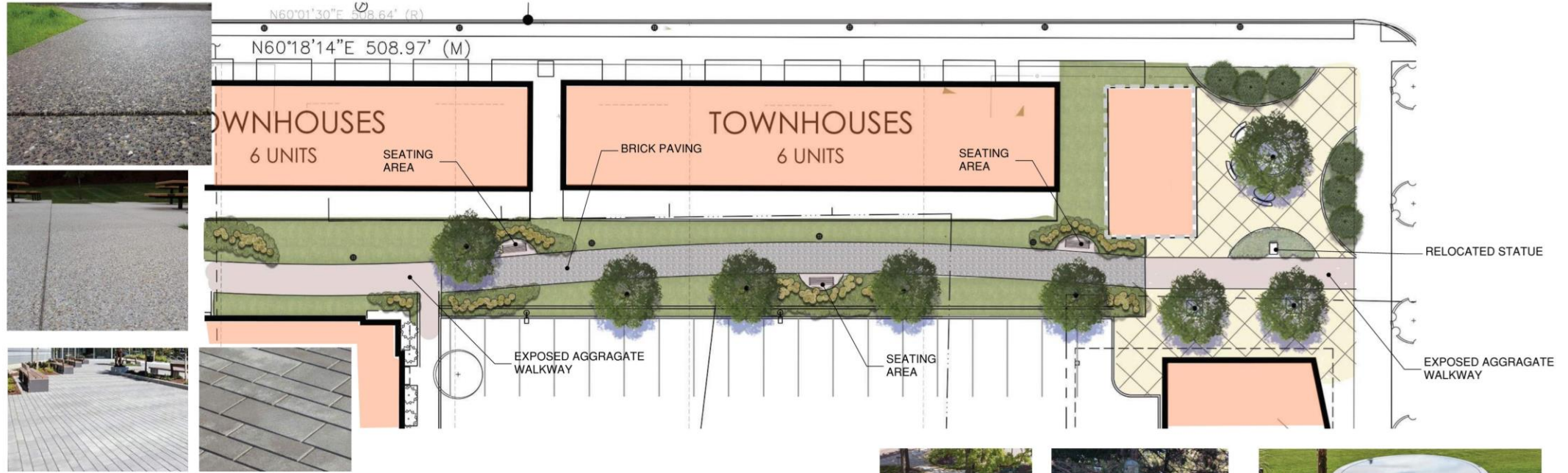


SITE FURNISHING



BRICK DESIGN

DESIGN AND BENCHMARKING IMAGERY



BRICK DESIGN



LANDSCAPE PLANTING IDEAS



PLAZA DESIGN IDEAS

DESIGN AND BENCHMARKING IMAGERY

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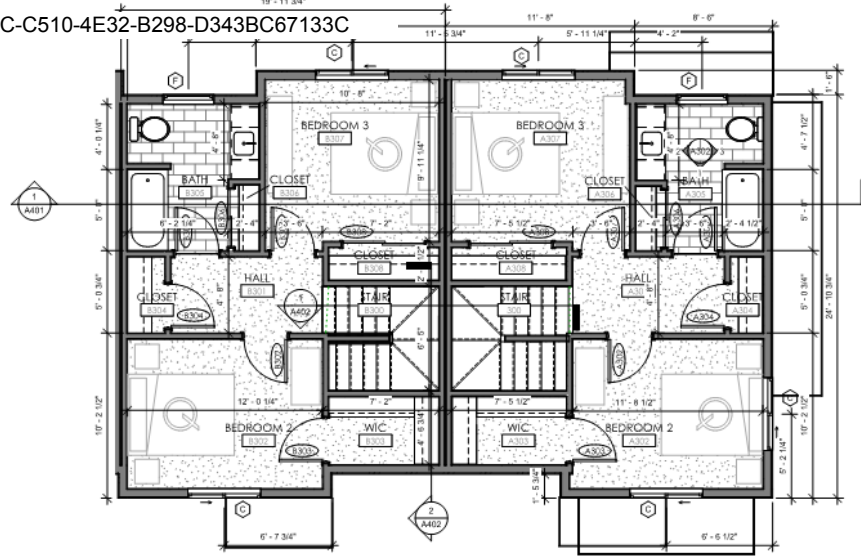






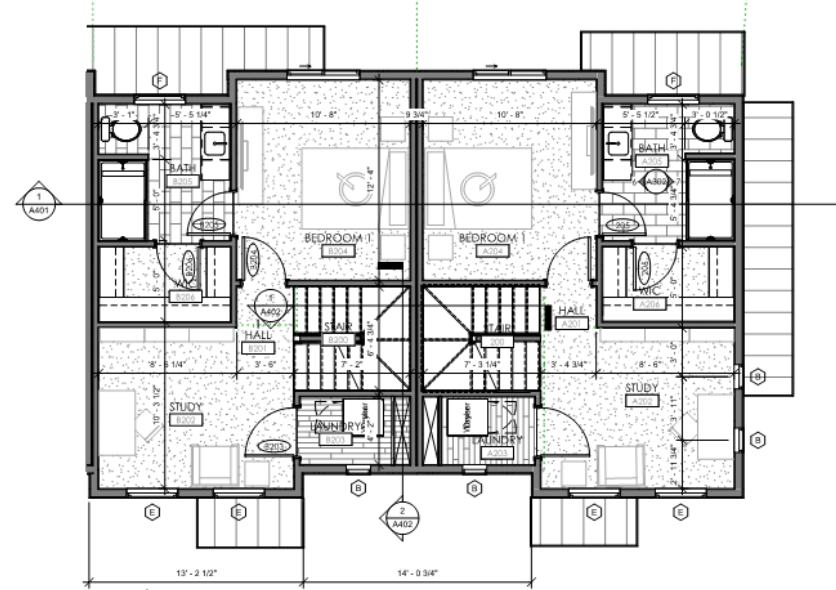


BAGLEY TOWNHOMES



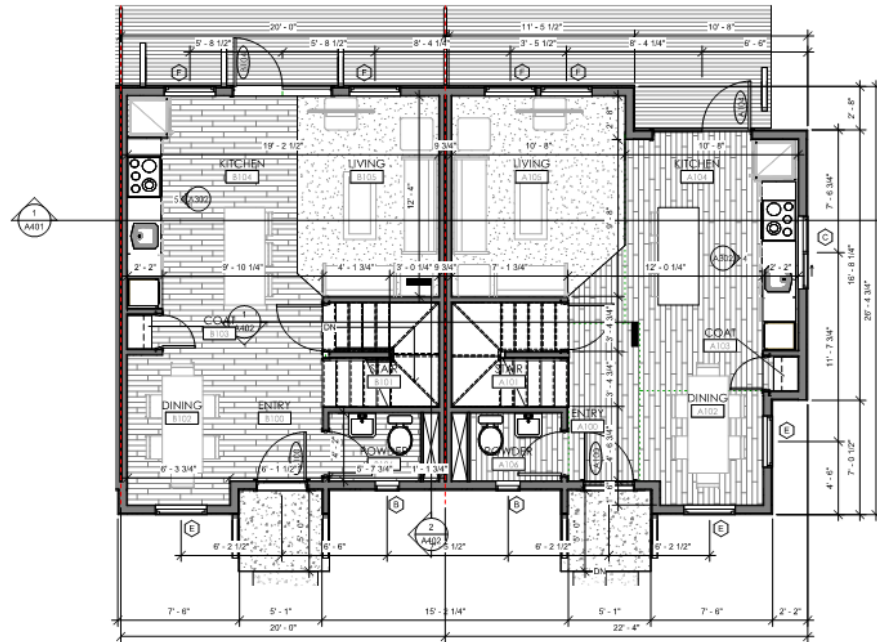
THIRD FLOOR PLAN

1/4" = 1'-0"



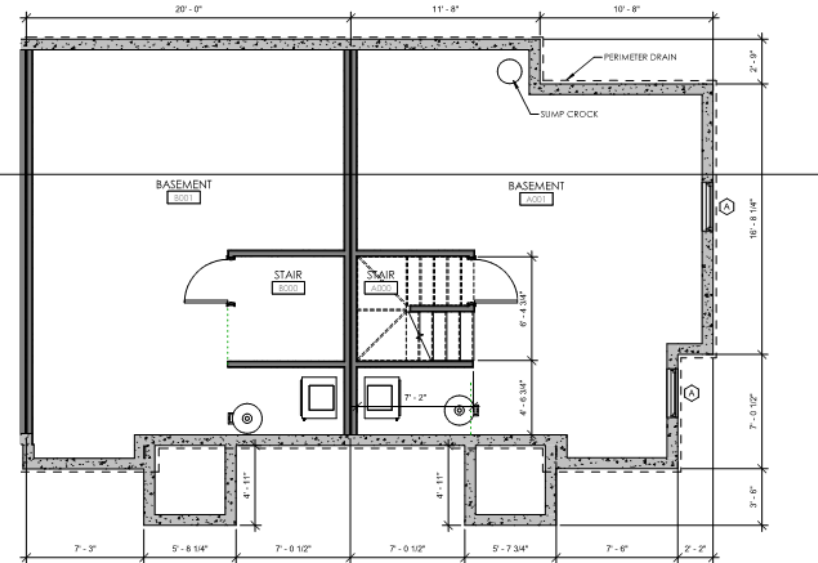
SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

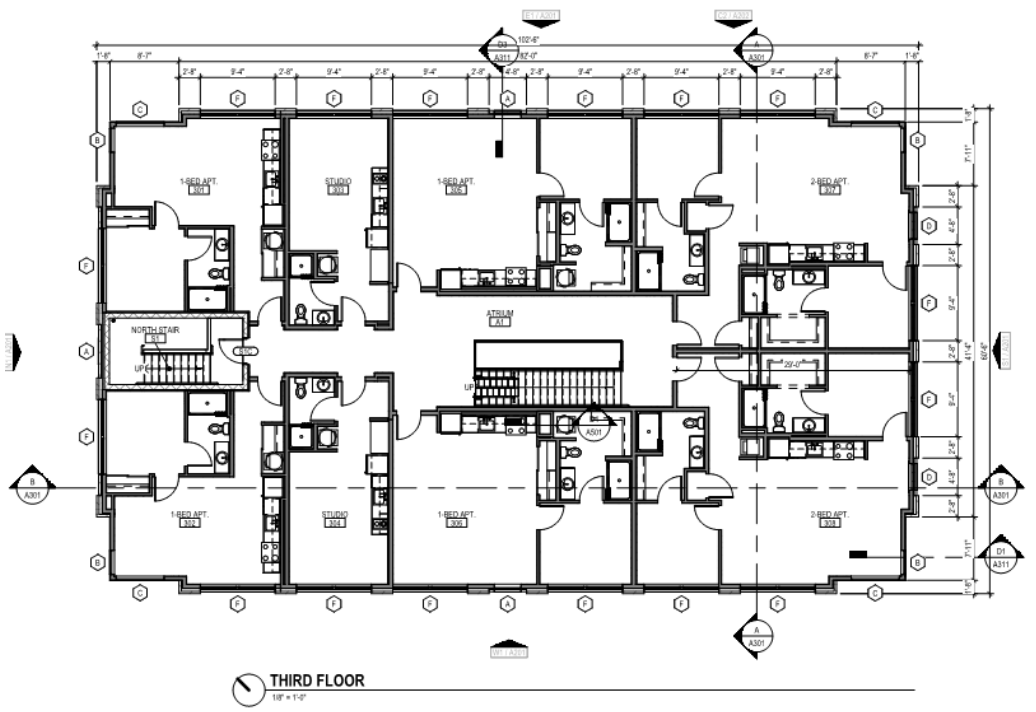
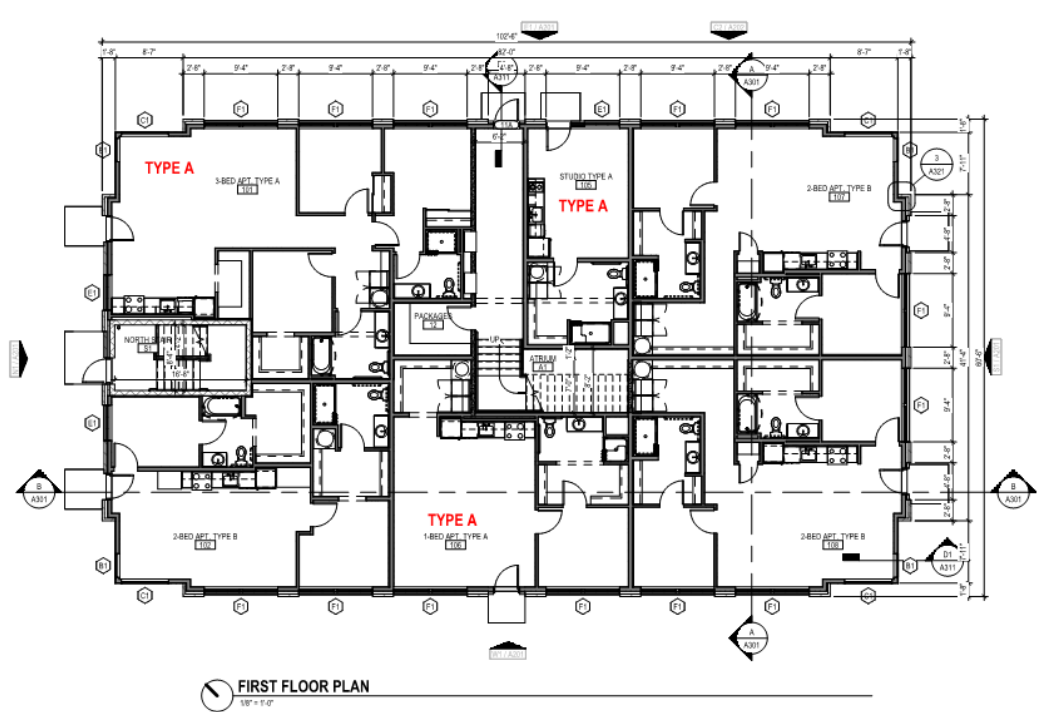
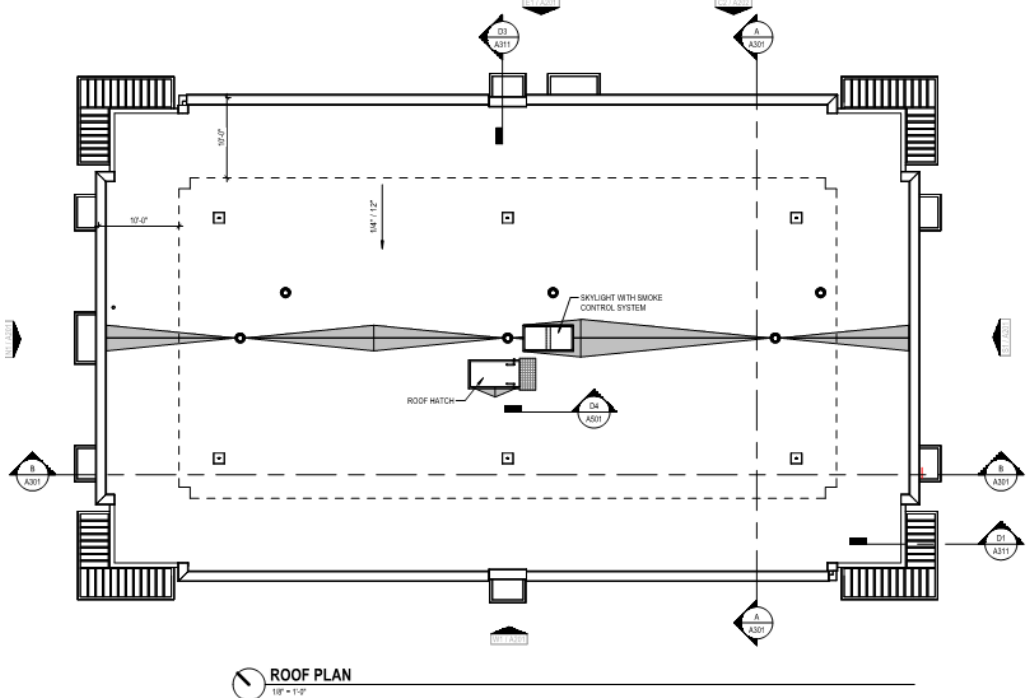
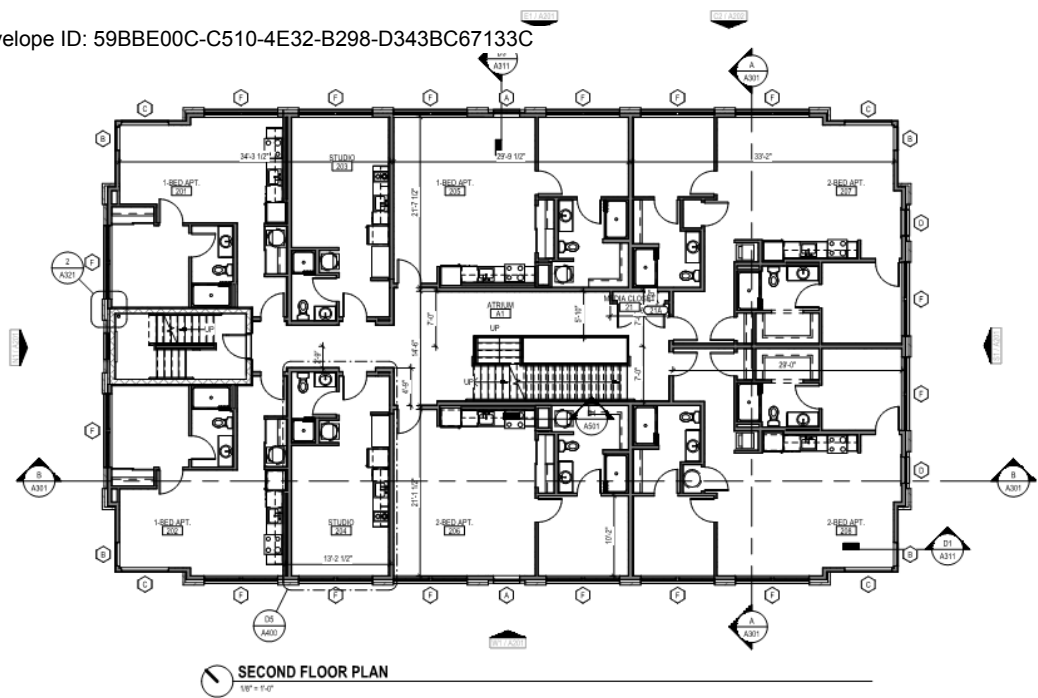


BASEMENT

1/4" = 1'-0"

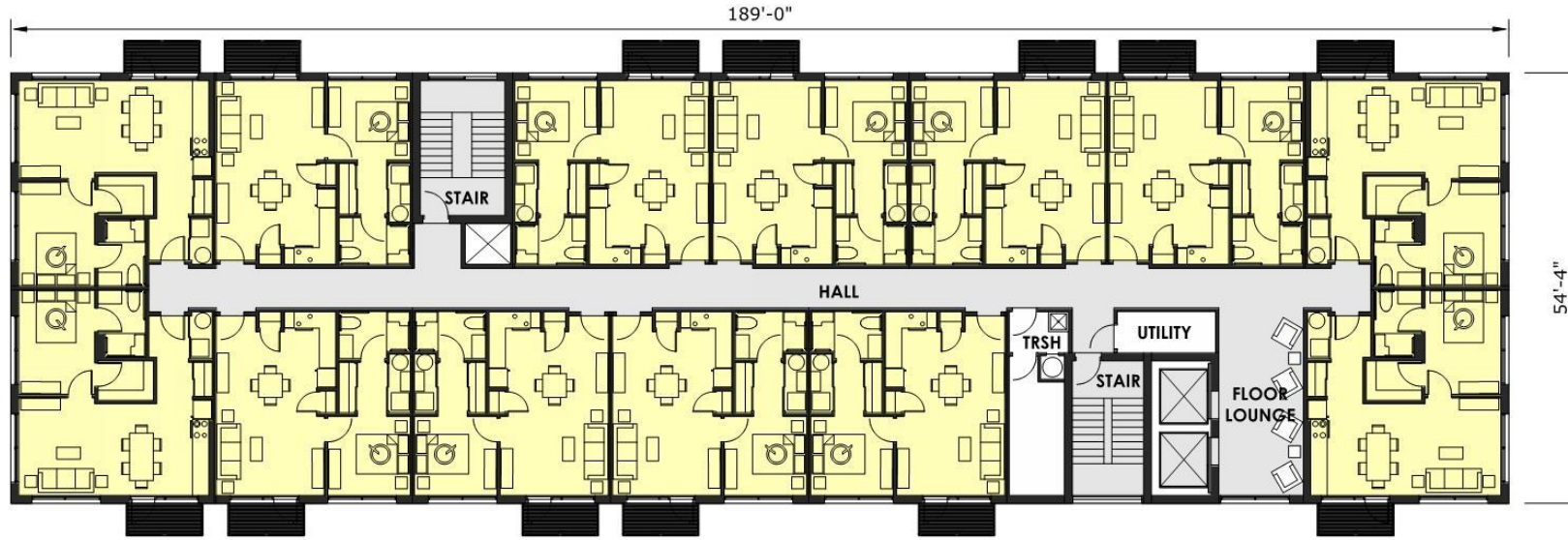


TENTH STREET FLATS



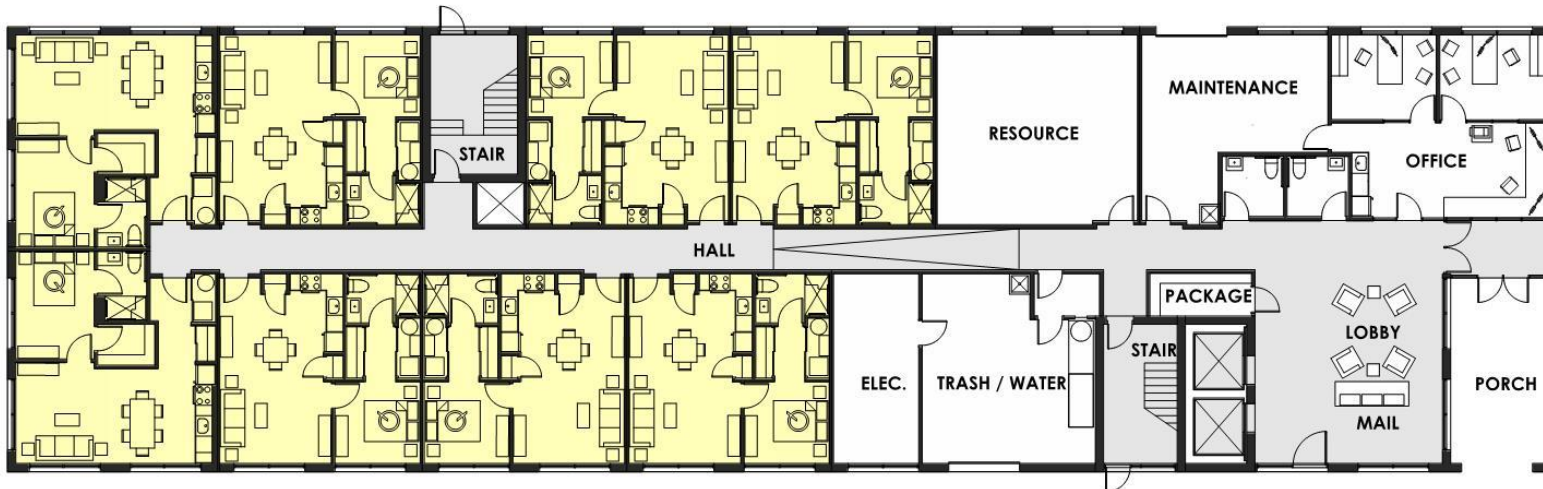
WEST OF TENTH (SENIOR)





SECOND & THIRD FLOOR PLAN

1/16" = 1'-0"

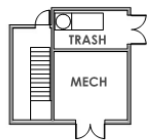


FIRST FLOOR PLAN

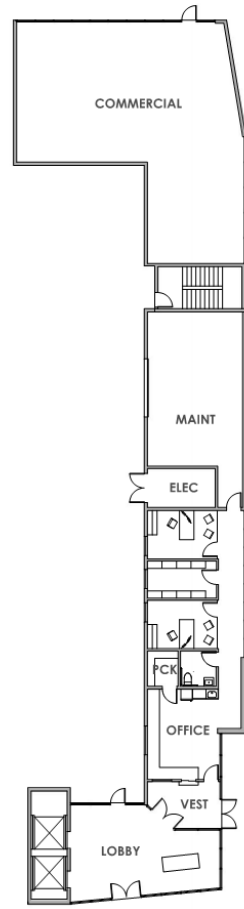
1/16" = 1'-0"



TRUMBULL APARTMENTS



FIRST FLOOR ↑



LOADING



FOURTH FLOOR ↑



SECOND & THIRD FLOORS ↑