



Grand & Porter

Project Overview for Hubbard Farms Neighborhood Association

Agenda



- 1. Introduction**
- 2. Site Background**
- 3. Design Evolution**
- 4. Project Status**
- 5. Questions**
- 6. Broderick Manor Update**

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1. Introduction

Inkwell Partners



□ Mission Statement

- Detroit-based real estate development company focused on neighborhoods with dynamic urbanity, historic character, and walkability
- We believe in cities – and we are dedicated to helping them thrive by developing new and re-purposed spaces in walkable, infill locations.
- We believe in Detroit – and we aim to play a positive role in the city’s continued growth and development.

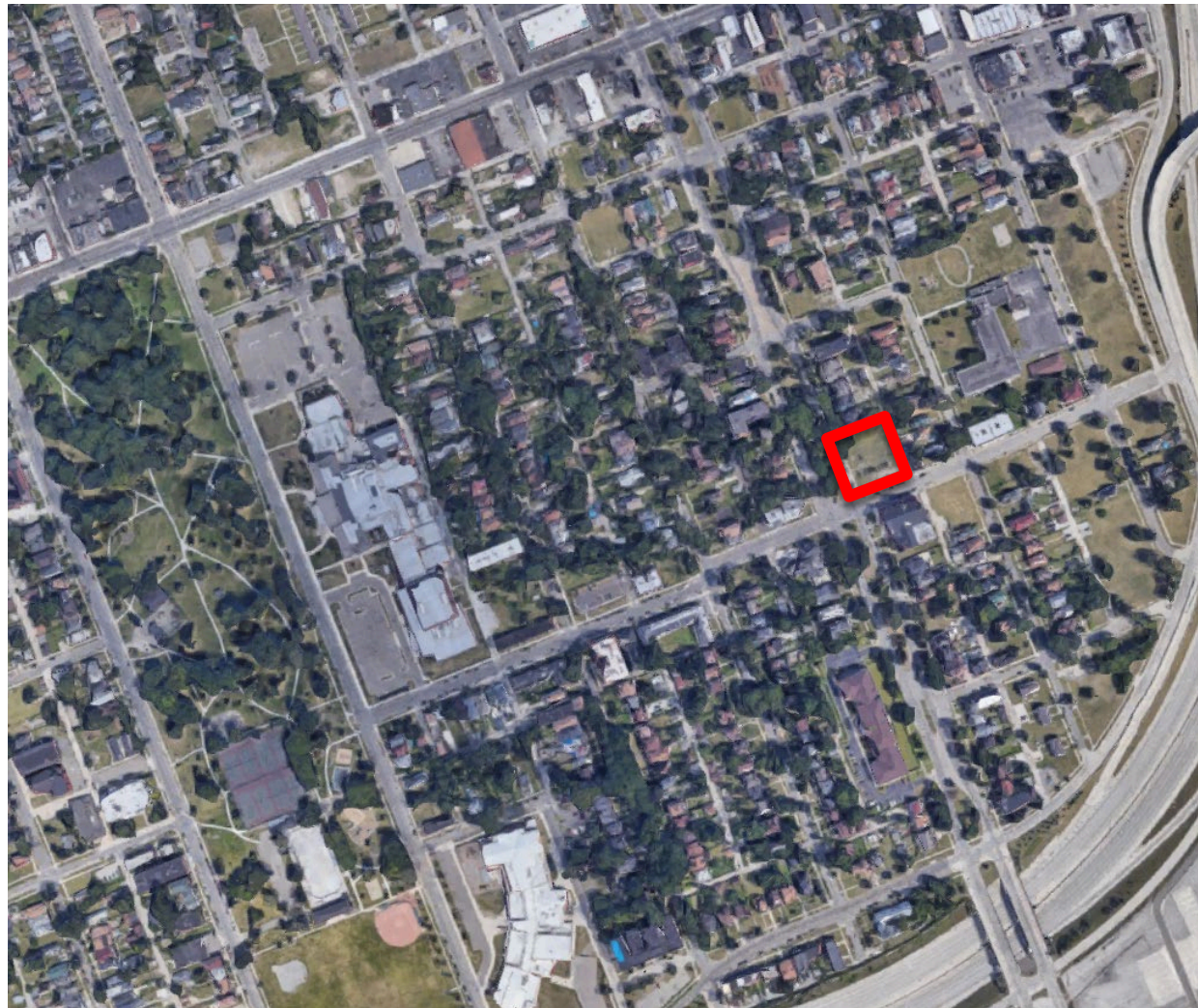
□ Hubbard Farms Work

- Completed rehabs of 3 formerly dilapidated structures in Hubbard Farms
- 5 other projects with similar scopes of work elsewhere in Southwest Detroit



2. Site Background

Grand & Porter Site



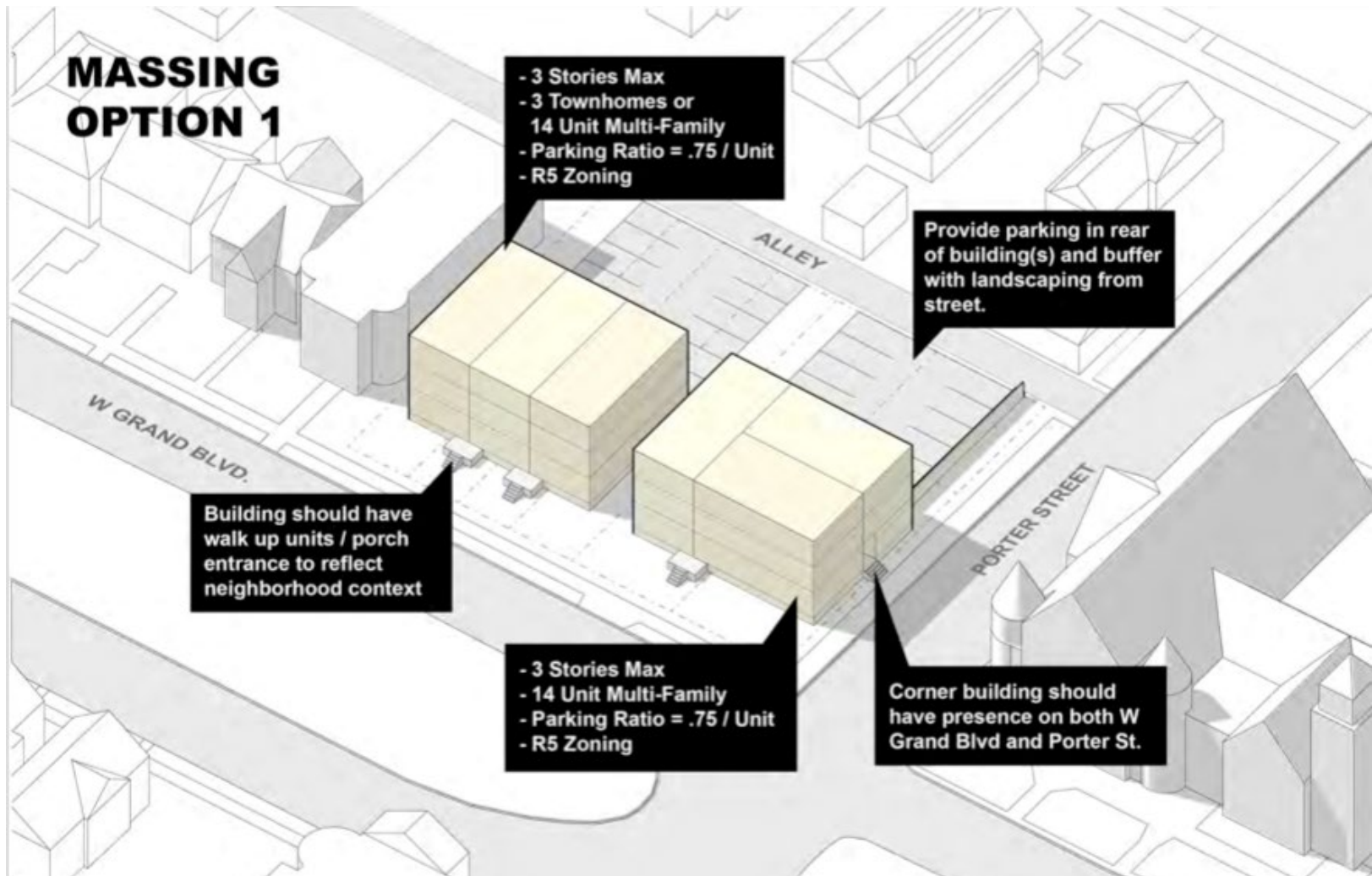
City RFP



- ❑ Currently owned by the City of Detroit
- ❑ City issued RFP in 2020 calling for “high-quality, financially feasible, and contextually appropriate residential development”



City RFP



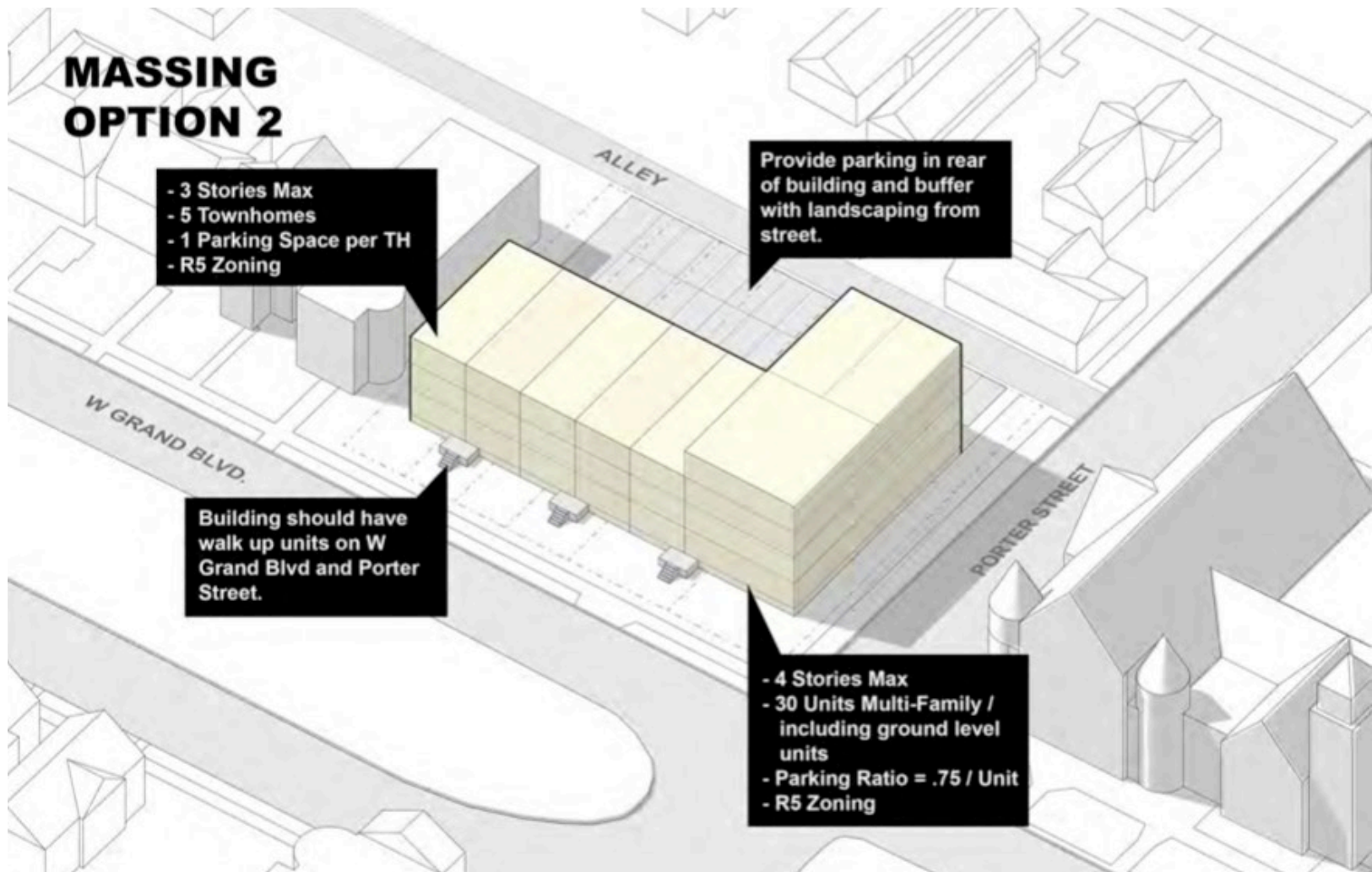
City RFP



**MASSING
OPTION 1**



City RFP

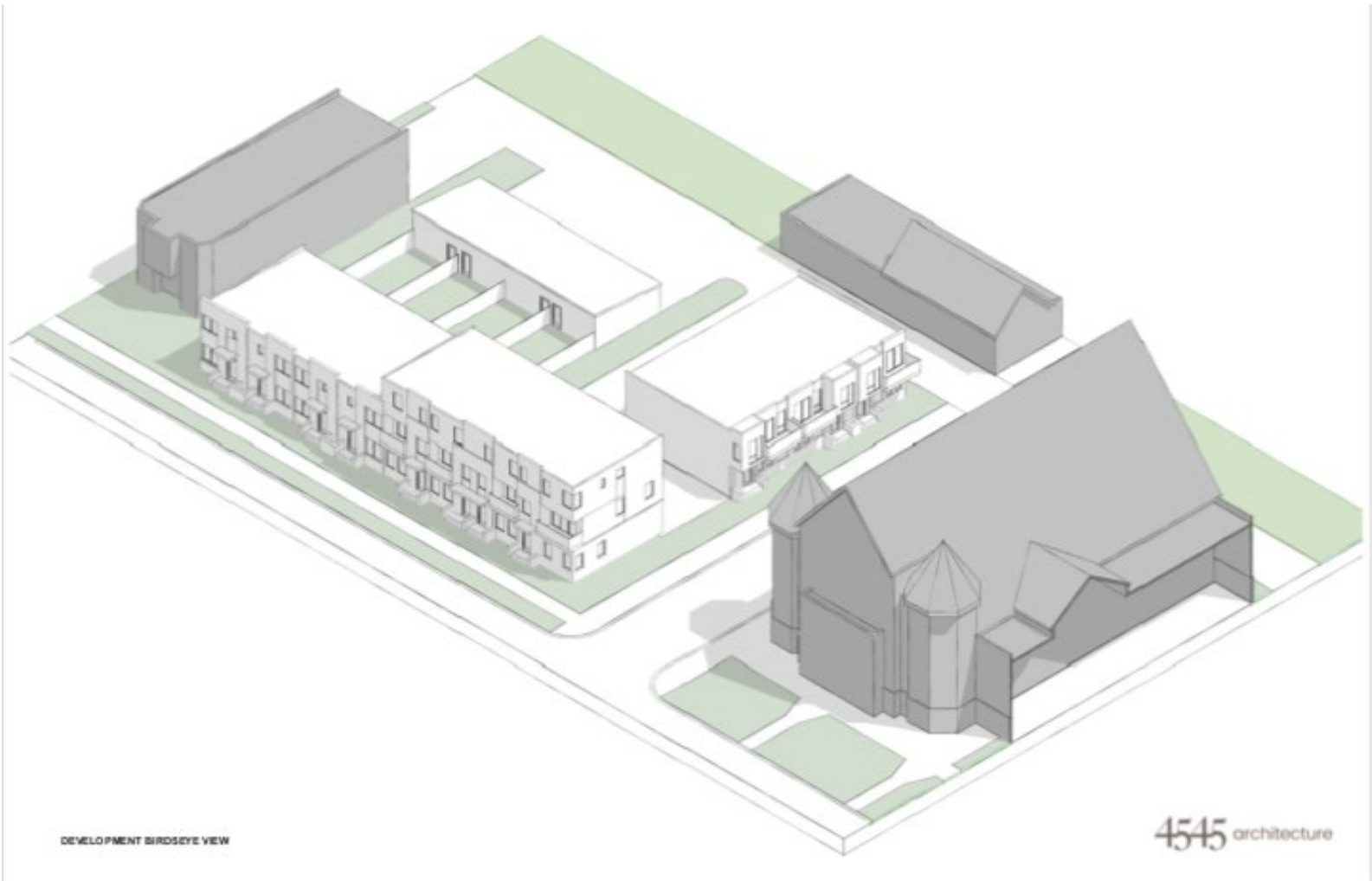


City RFP



3. Design

Site Massing



Design Evolution



- 1. March 2022 (HFNA Board Meeting)**
- 2. April 2022 (On-Site Community Meeting)**
- 3. August 2022 (Community Meeting & HDC)**
- 4. Current Design**

Design Evolution



Round 1 (March 2022)



Round 2 (April 2022)



Round 3 (August 2022)

Design Changes



- Per requests from the City's Planning & Development Department:
 - Set back northern segment of W Grand Blvd. facade
 - Added new brick color scheme for northern segment of W Grand Blvd. facade
 - Introduced wood accent around balconies / entry doors



Current Design



- Approved by Planning & Development Department



Current Design



- Approved by Planning & Development Department



4. Project Status

Next Steps

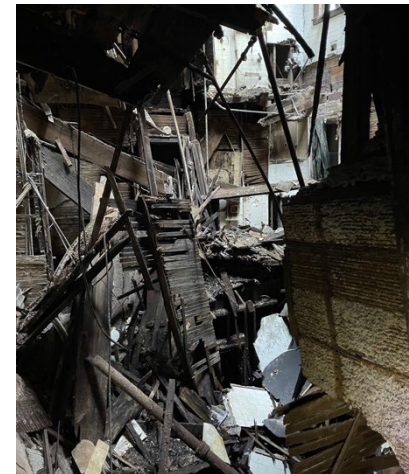


- ❑ Permitting w/ BSEED
- ❑ Board of Zoning Appeals
- ❑ NEZ Application
- ❑ Final Pricing / Financing
- ❑ Construction Start

5. Questions

6. Broderick Manor Update

Initial Condition (Feb 2022)



Current Condition



Next Steps



- ❑ Construction Loan Closing
- ❑ Side Lot – Community Conversation